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DRAFT

City of Somerville

Action Plan 2008 – 2009



LOCAL
HISTORY
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Mayor Joseph A. Curtatone

Office of Strategic Planning & Community Development

LOCAL
HISTORY
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Draft

**CITY OF SOMERVILLE
2008-2009 ACTION PLAN**

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CITY OF SOMERVILLE, MASSACHUSETTS

JOSEPH A. CURTATONE

MAYOR

December 13, 2007

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville, Massachusetts

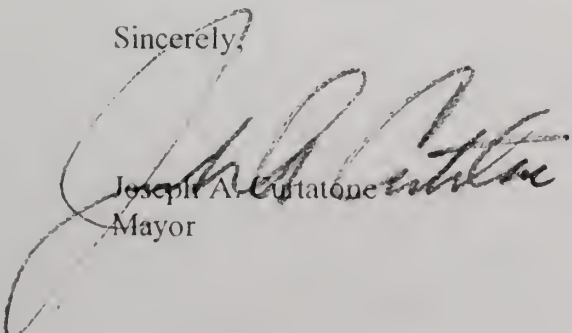
Dear Members of the Board of Aldermen,

I hereby submit for your approval the City of Somerville's proposed One-Year Action Plan for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Shelter Grant (ESG) Programs. The total budget under the City's mandated program year 2008-2009 (4/1/08-3/31/09) is estimated at \$5,255,476 in new funding and program income.

Building from the priorities established in the City's proposed Five-Year Consolidated Plan, The One-Year Action Plan describes activities the City will undertake in the areas of housing, economic & community development, parks & open space, transportation & infrastructure, historic preservation, and public service. The CDBG, HOME and ESG grant funds provide the City of Somerville with a tremendous opportunity to undertake activities which will provide substantial benefits to our residents. The Mayor's Office of Strategic Planning and Community Development will administer these funds.

In accordance with M.G.L. Chapter 44, section 53A, which requires a vote of the Board of Aldermen for the expenditure of grants or gifts from the federal government and from a charitable foundation, private corporation, or individual, or from the Commonwealth, a county or municipality or agency thereof, I request approval to expend these grant funds.

Sincerely,


Joseph A. Curtatone
Mayor



CITY OF SOMERVILLE 2008-2009 HUD ONE YEAR ACTION PLAN

EXECUTIVE SUMMARY

Introduction

In April of 2008, the City of Somerville will initiate the implementation of the visions and priorities set forth in the 2008-2013 Five Year Consolidated Plan, which was created in collaboration with many local agencies and residents, as well as with the oversight of the U.S. Department of Housing and Urban Development. At its core, this 2008-2013 Five Year Consolidated Plan presents the framework that guides the City of Somerville in the development of targeted Housing and Urban Development (HUD) funded programs for the benefit of low-and-moderate income persons and families.

On an annual basis, the City of Somerville develops a One Year Action Plan delineating the specific efforts the City will undertake in order to meet the larger goals and objectives set forth in the Five Year Consolidated Plan. This document represents the first One Year Action Plan in that 2008-2013 cycle, which builds upon the efforts undertaken in the prior 5 Year Consolidated Plan in the areas of: housing, economic and community development, historic preservation, parks and open space, and public services, as well as programs and projects undertaken in the City's two specially designated HUD areas – the Union Square Neighborhood Revitalization Strategy Area (NRSA), and the East Somerville NRSA.

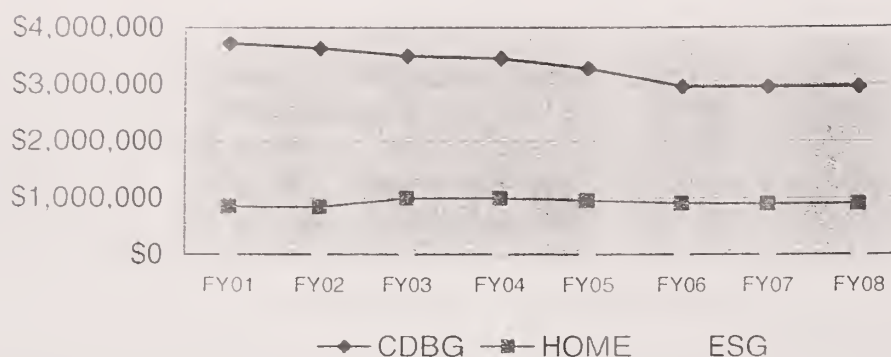
In this first One Year Action Plan under the 2008-2013 Consolidated Plan, the City of Somerville estimates total funding of \$ \$9,209,156. These funds are comprised of HUD Community Block Grant (CDBG) funds, HUD HOME Investment funds, and HUD Emergency Shelter Grant (ESG) program funds. The City also makes aggressive efforts to supplement those funds with income generated from those HUD programs (called Program Income), and leverages those HUD funds with matching funds from the State and other sources to create maximum benefit for the community.

The budget set forth in this plan is determined by a HUD formula which relies upon several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

The CDBG, HOME, and ESG allocations in this 2008-2009 One Year Action Plan represent level-funding of entitlement funds from 2007-2008. This translates into new CDBG Entitlement Funds of \$2,950,127, HOME Entitlement Funds of \$895,360, and Emergency Shelter Entitlement Funds of \$127,121. In addition to these funds, the 2008-2009 One Year Action Plan projects \$1,282,868 of program income, and the remainder of these funds are prior years' funds being carried forward to be utilized in the upcoming fiscal year.

Chart 1. Historic HUD Funding

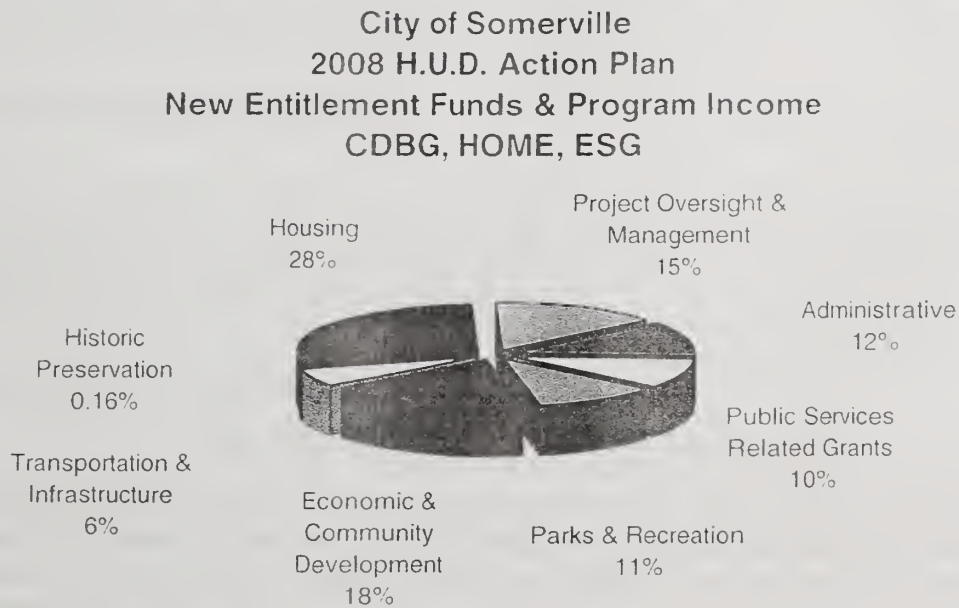
**City of Somerville
New HUD Entitlement Grants
FY2001-FY2008**



From a peak in FY2001 of \$3,717,000 of CDBG new entitlement funds, reductions in the subsequent years have been absorbed by the City in a variety of ways – even while the costs of completing many of these projects continues to increase (see Chart 1). The City of Somerville will continue to search for effective ways to program these funds so as to maximize their benefits for the entire community, and will seek to partner with the residents, service agencies, and businesses within the City to make these projects and programs a reality. Different planning tools continue to be implemented in the pursuit of these goals. These tools include updated Neighborhood Revitalization Strategy Areas (NRSA's) in both Union Square and East Somerville, and the evaluation of innovative financing tools, such as District Improvement Financing (DIF's), the Infrastructure Investment Incentive (I-Cubed) program, and others to achieve the goals of economic growth and community improvements.

This year's One Year Action Plan builds upon the momentum generated in 2007-2008 with additional tangible results in the areas of park reconstruction, economic development, and affordable housing, to name a few. In 2008-2009, a diverse set of programs and projects will help meet the City's 5 Year Consolidated Plan needs and goals. For next year's projects and programs, 28% of CDBG, HOME, and/or ESG new entitlement funds, along with program income, is allocated to housing projects, 18% is earmarked for economic and community development projects, 11% is earmarked for parks and recreation projects, another 10% is allocated towards public service related grants, 6% is allocated to Transportation and Infrastructure, and the majority of the remainder support these projects either directly or indirectly (see Chart 2).

Chart 2: 2008-2009 Funding Categories



The City's two NRSA's are particularly powerful tools for planning and implementing long-term strategies to revitalize the City's areas of low to moderate income persons and families.

The East Somerville NRSA encompasses the Assembly Square area, and in 2005 this area saw new economic development with new retail stores opening and the associated jobs creation that come with those stores. Redevelopment in Assembly Square will continue to accelerate in 2008 with the sale of Yard 21 to Federal Realty Investment Trust and IKEA. Consistent with the City's plans to create jobs and improve transportation, public open space, and other infrastructure, in 2008-2009 the City plans to continue with transportation improvements on lower Broadway, storefront improvements, park design, and micro-finance loans targeted to improving East Somerville. The City will continue to support and strengthen the East Somerville Main Streets organization into its third year.

The Union Square NRSA also remains a focus for targeted improvements with the assistance of HUD funds. Planning efforts continue in 2008-2009 to unify the Union Square area; the role of public places and facilities will be strengthened through the continuance of the Union Square Arts-Union project and wayfinding enhancements; economic development will be facilitated through the assistance of the Union Square Main Streets organization and the Farmers' Market; and brownfields clean-up and pre-development efforts to improve Union Square parcels will continue with projects at Kiley Barrel and in Boynton Yards.

The remainder of this document is an overview of the different areas of focus and the projects planned for the next year in the areas of housing, economic and community

development, parks and recreation, historic preservation, and public service related grants. Included in this One Year Action Plan are budget summaries of the various projects (Tab C), the specific proposed HUD projects for the City and some of their associated HUD eligibility criteria (Tab D), a variety of maps of the City (Tab E), including a map showing the location of specific proposed projects within the City, and the Citizen Participation Plan (Tab G).

The City of Somerville's first One Year Action Plan within the context of the new Five Year Consolidated Plan for the HUD year beginning April 1, 2008 represents the initiation of a unified vision for the next five years. This strategy is a culmination of months of planning within the various City departments and the participation of public agencies and community members.

EVALUATION OF PAST PERFORMANCE

The City of Somerville is entering into the next Five Year Consolidated Plan period, of which this 2008-2009 Action Plan will be the first year of specific program and project implementation under the new Consolidated Plan. During the planning and analysis period for the new Five Year Consolidated Plan (which began in the summer of 2007 and will continue until submission of the final version of the 2008-2013 Consolidated Plan), an extensive review of past performance was conducted for each area of focus within the City: Housing, Economic and Community Development, Parks and Open Space, Historic Preservation, Public Services, the Union Square NRSA and the East Somerville NRSA.

The results of those analyses, including input from the public hearings and focus groups that were conducted, reinforced the conclusion that many of the goals and strategies in the City's 2003-2008 Consolidated Plan were relevant and vital to the City's interests moving forward into the 2008-2013 Consolidated Plan period. For a detailed discussion of past performance under the 2003-2008 Consolidated Plan, please refer to the City's new 2008-2013 Five Year Consolidated Plan.

ECONOMIC & COMMUNITY DEVELOPMENT PROJECTS

Storefront Improvement Project:

This year's Action Plan continues funding for the City's storefront improvement program in the amount of \$100,000, which provides financial and technical assistance to businesses in low-and-moderate-income areas for exterior/facade improvements. Up to \$40,000 in funding is available for each project, with a business required to equally match the City's investment.

Small Business/Micro Enterprise Loan Program:

The 2008-2009 Action Plan includes funding for year two of a small business/micro finance loan program targeted in the East Somerville NRSA and the Union Square

NRSA. The City intends to partner with an outside micro-finance loan institution to promote access to capital for small and emerging businesses. Year two of this program, will be funded with \$30,000 of CDBG funds.

Union Square Farmers Market:

The current Action Plan includes \$12,000 of funding for an additional year's support for the management of a Farmers Market in Union Square (NRSA). The market serves existing residents, and attracts customers from a wide area to help support existing businesses in this low- and moderate-income area.

Section 108 Loan Payments:

The City currently has two HUD Section 108 loans outstanding for the purchase of properties in Boynton Yards. These loans were placed in 1988 and 1997, and presently have principal balances outstanding of \$280,000 and \$1,200,000 respectively. The amount of \$649,109 represents the scheduled principal and interest payments for the year 2008-2009 on those loans.

Union Square Main Streets:

The current Action Plan continues support of the City's Community Based Development Organization (CBDO) partner in Union Square with \$75,000 of CDBG funds. CBDO activities will focus on neighborhood revitalization and economic development activities.

East Somerville Main Streets:

The City of Somerville is allocating \$75,000 of CDBG funds to continue its third year of commitment to this local CBDO. East Somerville CBDO activities will continue to focus on increasing membership, public outreach through organizing events, neighborhood revitalization and economic development assistance for businesses.

ArtsUnion Streetscape Project:

The 2008-2009 One-Year Action Plan will continue to support the ArtsUnion project. With the assistance of the City of Somerville Arts Council, the ArtsUnion project will continue the ArtSpace Improvement Program to support physical infrastructure improvements for cultural economic development within Union Square. This funding will also serve as a match for a State grant for \$40,000 focused on arts and cultural economic development.

Kiley Barrel Pre-Development:

Formerly the Kiley Barrel Parking Lot project with a scope of work to remediate and construct a temporary parking lot on this site, the 2008-2009 Action Plan incorporates a

change in the scope of work for this project to general pre-development of the site including remediation, market analyses, appraisals, and other costs in order to further economic development in this area. CDBG funding carried forward for this project is projected to be \$126,023 in Program Year 2008-2009.

Boynton Yards:

The Boynton Yards project is being carried forward into 2008-2009 to continue with pre-development of the site including: remediation, market analyses, appraisals, and other costs in order to further economic development in and around this area. CDBG carry forward funding of \$30,877 is proposed for program year 2008-2009.

Inner Belt Planning:

As an underutilized industrial areas of the City, the Inner Belt is an area within the East Somerville NRSA that has much potential for future growth and development. With the MBTA and the State committed to future Green Line expansion through this area, the City's 2008-2009 Action Plan contains \$25,000 to initiate planning and other related studies and analyses for necessary planning in the Inner Belt section of the City.

Wayfinding in Union Square:

As an existing project for the City, Wayfinding in Union Square is intended for development of directional signage and parking identification in Union Square. The City is proposing to carry forward \$11,865 of prior year's CDBG funding to continue this program.

Wayfinding Kiosk (Union Sq.):

In previous years the City completed the first phase of an ongoing "wayfinding" project for Union Square, including design and signage improvements to help orient vehicular and pedestrian traffic to the Square. The City has also worked with the MBTA to install a stand-alone bus shelter for Union Square Plaza, serving five different routes. This year's project would earmark \$30,000 in Community Development Block Grant funds to build on both of these efforts, with an attention to ADA accessibility. These funds would be used to enhance the new shelter and wayfinding signage to create a central and accessible location for directional and other information.

TRANSPORTATION & INFRASTRUCTURE PROJECTS

Union Square Infrastructure:

Formerly Design for Prospect & Webster Avenue, the City is proposing to expand the scope of work for this project to include environmental assessment, financial feasibility, transportation, and other studies relating to the re-development of Union Square. CDBG funding of \$50,000 is available and being reprogrammed for this expanded scope of work in 2008-2009.

Washington & Route 28 Design:

In 2008-2009, the City will carry forward \$15,000 of prior year's budgeted CDBG funds for the purpose of conducting transportation design analysis for the Washington Street & Route 28 intersection. This project ultimately is intended to lead to additional funding for construction improvements by Mass Highway.

Green Line Extension Planning:

The State and the MBTA have committed to extending the Lechmere branch of the MBTA Green Line through Somerville over the next 5-7 years. Work is underway at the State level concerning the environmental impact review of this extension. Green Line corridor planning will be important for the City of Somerville as the State and the MBTA progress with their efforts, and the City of Somerville is proposing \$25,000 for Green Line planning efforts in CDBG eligible areas of the City in 2008-2009.

East Broadway Streetscape:

The City has recently contracted with a design firm to move this project forward. The 2008-2009 Action Plan includes \$250,000 of new CDBG funding for this project, in addition to the existing CDBG funding of \$403,246 that the City expects to be carried forward. In 2008-2009, the City will continue to design and prepare for construction of comprehensive streetscape enhancements for an approximately ¼ mile long stretch of Broadway. Working with the East Somerville Main Streets organization, businesses and residents in East Somerville, the City the scope of this project would include redesigning parts of the transportation infrastructure along this roadway, new sidewalks, streets, benches, trees, signals, lighting and other amenities. A key component of the design involves pedestrian amenities and traffic calming measures. The City has leveraged a State Transit Oriented Development (TOD) grant for \$479,000 that will supplement the CDBG funds for this project. The entire length of this project would be contained within the East Somerville NRSA.

ADA Streetscape Improvements:

The City will implement year-two of a pilot program to make ADA improvements relating to sidewalks, curb-cuts, signage & signals, and other pedestrian infrastructure City-wide. In consultation with the Department of Public Works, the Safe Start Committee, and the Somerville Commission for Persons with Disabilities, the existing CDBG funding of \$50,000 will be coupled with the new CDBG funding of \$50,000 in 2008-2009 for the construction of these ADA improvements to sidewalks and related infrastructure.

PARKS & RECREATION PROJECTS

Street Tree Planting Program:

The City plans to plant approximately 100 trees in CDBG eligible areas. This on-going program has been successful for the City going back to 1999, and the City plans to allocate an additional \$75,000 in this program year for its continuation.

Community Path Design & Construction:

In 2008-2009 the City expects to complete design and initiate construction of a segment of the Community Path extension which runs from Cedar Street to Central Street. \$50,000 of CDBG funds will be allocated towards the Community Path Park construction and additional design work necessary to extend this path through East Somerville.

Kemp Nut Park/Skilton Avenue:

This park is currently under reconstruction at the site of the former Kemp Nuts factory and brownfields site on Walnut Street near Pearl Street, and when completed will be one of the largest open spaces (0.985 of an acre) in this part of the city which currently has little or no available open space. Funding for this project includes \$721,658 of prior budgeted CDBG funds and \$180,000 in new 2008-2009 CDBG funds. All of these funds are being leveraged with a state grant of \$325,066 in order to complete this park project. Reconstruction of and improvements to Skilton Avenue, which runs along a significant portion of the park boundary is included in the scope of work for this project.

The criteria which formed the framework for the design of the park was developed by a panel of local constituents, educators, and outside planning professionals. As such it is being designed to serve as a vital link and gathering spot for members a diverse ethnic neighborhood, high school students, library users, artists in nearby work spaces, elderly residents of the Pearl Street Housing project, and potential future users of a possible extension of the community path and Green Line station.

Park Features: Large lawn open space, grassy hilltop ridge, trees/urban forest, flowering gardens, pathways, play opportunities for children, and an off-leash dog area. Changes to

the site also include rebuilding a collapsing masonry wall near the Walnut Street Bridge and the rail corridor.

Kemp Nut Park Parcel Acquisition:

Planning for the Kemp Nut/Ed Leathers Park reconstruction project was initiated in 2003, and construction efforts commenced in 2007. While the Kemp Nut/Ed Leathers Park and the associated reconstruction of Skilton Avenue are progressing with the assistance of CDBG and State funding, the City is considering additional adjacent property to be joined with this park to create increased usable open space and enhanced access to this site. CDBG funding in the 2008-2009 Action Plan of \$115,000 has been allocated for this purpose.

Harris Park Design:

CDBG funding of \$55,000 was allocated in 2007-2008 for the initial design work for the construction of Harris Park within the East Somerville NRSA. While efforts continue to resolve location issues for this park, these funds are being carried forward into 2008-2009 for this project.

111 South Street:

The City allocated \$55,000 for the design and or construction of a new Off Leash Recreational Area in 2007-2008. Park amenities are to include secure areas in which to bring a dog, as well as dog supplies to clean up after a dog and other pet-friendly features. Somerville intends to carry this funding forward for the 111 South Street project into 2008-2009.

Cambridge Health Alliance Lot:

In the summer of 2007 the City took possession of a large lot of undeveloped property adjacent to the Community Path, through a generous donation by the Cambridge Health Alliance. CDBG funds were set aside to re-mediate the property in conjunction with a \$200,000 grant from the U.S. Environmental Protection Agency. Due to the unknown conditions at this site, in program year 2008-2009 the City allocated \$40,000 of CDBG funds to assist with remediation of this site. In 2008-2009 the City expects to carry forward \$14,000 of the \$40,000 2007-2008 allocation, and to budget an additional CDBG amount of \$50,000 as a match for other State and federal funds for this project, as well as a contingency for environmental and other unforeseen conditions at this site.

North Street Playground:

In 2007-2008 the City allocated \$15,000 of CDBG funds to begin the design of the North Street playground reconstruction project. For 2008-2009 the City proposes to carry forward this funding and continue with the design process.

0 New Washington Street:

In 2007-2008 the City allocated \$15,000 of CDBG funds to initiate the design process for a new Offleash Recreational Area (OLRA) in a CDBG eligible area of the City, which will complement the OLRA sites at the Nunziato Park and the 111 South Street sites.

Groundwork Somerville:

This program represents funding to landscape (and related efforts) in schools, community gardens, and other eligible public areas of the City. In program year 2008-2009, the City plans to allocate \$10,000 in new entitlement CDBG funds toward this program.

HISTORIC PRESERVATION

Expansion of Local Historic Districts:

In 2008-2009, the City will continue implementation of the expansion of local historic districts. This would include working with the Middlesex Registry of Deeds, the Massachusetts Historic Commission, and the City's Assessor's OFFICE.

The 2008-2009 One-Year Action Plan includes \$22,891 of prior year's unspent CDBG funds the City expects to carry forward on this project.

Historic Preservation Access Studies and Designs:

The City is proposing to take the \$9,360 in CDBG funds for the Union Square Historic District project and add these funds to an equal amount of new FY08 CDBG funding. At the same time, the City will revise the scope of work to include accessibility studies in Union Square and other areas of the City.

HOUSING PROJECTS

Housing Special Projects:

Housing Special Project funds are available to for-profit and non-profit developers of affordable housing for the acquisition, demolition, predevelopment, operating and construction costs of both rental and homeownership housing projects located within the City of Somerville. With \$950,000 in prior year HOME funds carried-forward for the VNA project, \$500,000 in HOME funds carried forward for the Capen Court project, and \$256,752 in new entitlement funds in 2008-2009, the City of Somerville will have available \$1,706,752 in total HOME funds in 2008. Carry-forward CDBG funding of \$237,000 will make a total of \$1,943,752 in CDBG and HOME funds available for these projects in program year 2008-2009.

Housing Rehabilitation Projects:

The Housing Rehabilitation Program offers deferred payment loans to income-eligible homeowners to assist in making needed repairs, improvements and the abatement of hazardous materials from the home. The Program is designed to utilize both federal CDBG and HOME funds to improve the existing housing stock and to create and/or maintain affordable rental units. The City is proposing a 5 percent increase in this program for 2008-2009 to a total of \$656,138 in total CDBG and HOME funding.

HOME Tenant Based Rental Assistance:

Tenant-Based Rental Assistance funds are available to subsidize and stabilize income-qualified tenants of rental housing units located within the City of Somerville. The City will earmark \$120,000 in HOME funds towards this program in 2008.

HOME CHDO Operating:

As an eligible component of the HOME program, CHDO operating funds of 5% are set-aside from our annual HOME Program entitlement grant to assist our Community Housing Development Organization, the Somerville Community Corporation with its costs to operate its non-profit housing development department. The City is allocating \$44,768 towards this.

HOME CHDO Set Aside:

Also a HUD requirement, Community Housing Development Organization (CHDO) new entitlement project funds of 15% are set-aside from our annual HOME Program entitlement grant to assist our Community Housing Development Organization - the Somerville Community Corporation (new entitlement funds of \$134,304). These funds can be used to acquire, demolish and create affordable housing units within the City of Somerville. Including carried-forward funds for the St. Polycarps project, the City has \$1,309,304 available for these projects in 2008-2009.

PUBLIC SERVICE GRANTS

Public Services Grants:

The City of Somerville is utilizing 15% of its annual CDBG allocation (which equates to \$442,519 in 2008) toward the provision of grants to various non profit organizations to provide special services to meet the needs of very low, low, and moderate income people and families. In program year 2007 approximately thirty agencies and programs in the City of Somerville were funded through this project - from pre-school and youth after-

school programs to transportation services for the elderly. Through a Request for Proposal (RFP) process, the City of Somerville will select programs to fund services for 2008-2009.

EMERGENCY SHELTER GRANTS

Emergency Shelter Grants:

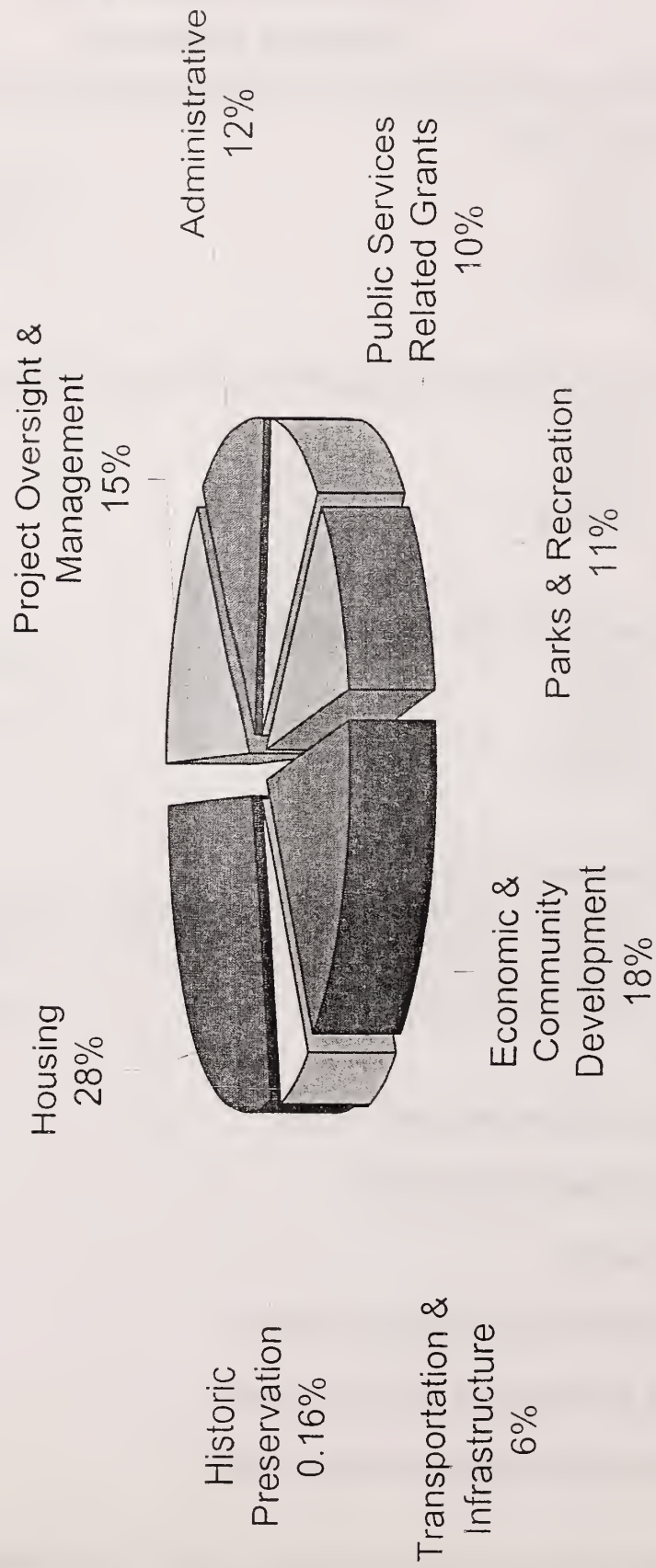
Emergency Shelter Grants (ESG) funds are provided under the McKinney-Vento Act (42 USC 11362) and are targeted toward the operation of emergency shelters, homeless prevention, and crisis intervention programs. Through an RFP process, the City of Somerville will use its total \$127,121 in ESG funds to select programs to fund for 2008-2009.

City of Somerville 2008-2009 Action Plan Funding Summary

Entitlement Grant		
CDBG	\$2,950,127	
ESG	\$127,121	
HOME	\$895,360	
HOPWA	\$0	
Total		\$3,972,608
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$1,232,542	
ESG	\$0	
HOME	\$2,721,138	
HOPWA	\$0	
Total		\$3,953,680
Total Estimated Program Income		
CDBG Econ Development Reimbursement	\$1,057,868	
CDBG Housing Rehab Revol Loan Fund	\$125,000	
CDBG Special Projects Revol Loan	\$0	
HOME Rehab Revol Loan Fund	\$100,000	
Total		\$1,282,868
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$9,209,156
Other Funds*		\$1,144,066
Submitted Proposed Projects Totals		\$10,353,222
TOTAL Entitlement & Program Income		\$5,255,476
Un-Submitted Proposed Projects Totals		\$0

* Federal, State, and Other Matching Funds for 1 Year Action Plan Projects

**City of Somerville
2008 H.U.D. Action Plan
New Entitlement Funds & Program Income
CDBG, HOME, ESG**



	1986	1987	1988	1989	1990
Total Economic & Community Development Project Costs	-	-	-	-	-
	198,165	832,601	183,508	0	1,214,874
	17%	28%	16%	23%	13%

CITY OF SOMERVILLE
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)
PROPOSED PROJECTS
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 Carryforward	CDBG Carryforward	PY07 HOME Carryforward	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program	
UNION SQUARE INFRASTRUCTURE	UNION SQUARE NRSA	Revised scope of work for former Webster & Prospect Streets Design to include Environmental Assessment, Financial Feasibility Transportation and Other Studies and Designs relating to the re-development of Union Square.	\$50,000							50,000				50,000	
WASHINGTON & ROUTE 28 DESIGN	Washington Street & McGrath Highway, Somerville, MA	Design of this area for Mass Highway improvements.			15,000					15,000				15,000	
GREEN LINE EXTENSION PLANNING	UNION SQUARE NRSA AND EAST SOMERVILLE NRSA	Revised scope of work for former Webster & Prospect Streets Design to include Environmental Assessment, Financial Feasibility, Transportation, and Other Studies and Designs relating to the re-development of Union Square.							25,000	25,000				25,000	
EAST BROADWAY STREETSCAPE PROJECT	EAST SOMERVILLE NRSA	Streetscape improvements along Broadway from McGrath Highway to the Boston city line. Includes prior year unexpended CDBG funds of \$403,246 \$250,000 in new CDBG funds, and \$479,000 from a state I.Q.B. award.			403,246				250,000	653,246				653,246	
ADA STREETSCAPE IMPROVEMENTS	CITY-WIDE	For ADA improvements to sidewalks, curb cuts, and pedestrian signals & signage throughout the city.			50,000				50,000	100,000				100,000	
Total Transportation & Infrastructure Project Costs			50,000	-	468,246	-	-	0	325,000	843,246	-	-	-	843,246	
			84%			40%			27%			16%			9%
STREET TREE PLANTING PROGRAM	ELIGIBLE CDBG AREAS OF THE CITY	Funding will provide for the planting of approx. 100 trees in CDBG eligible areas city- wide.						75,000		75,000				75,000	
COMMUNITY PATH DESIGN & CONSTRUCTION	COMMUNITY PATH FROM EAST SOMERVILLE/CAMBRIDGE LINE TO CEDAR STREET	Design and construction of a segment (between Cedar to Central) of the Community Path through a new park.			95,755				50,000	145,755				145,755	
KEMP NUT PARK/SKILTON AVE CONSTRUCTION	WALNUT STREET SOMERVILLE MA 02143	Construction and design costs related to site improvements at existing park in CDBG eligible neighborhood. Includes improvements to Skilton Avenue.							180,000	180,000				180,000	

CITY OF SOMERVILLE
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)
PROPOSED PROJECTS
CDBG, HOME and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Descrip	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 Carryforward	CDBG PY07 Carryforward	HOME PY07 Carryforward	PY08 "New" CDBG Entitle	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESS	Total Program
KEVIN HUT PARK PARCEL ACQUISITION	WALNUT STREET SOMERVILLE MA 02143	Acquisition of parcels of land adjacent to Kemp Nur/ED Leathers Parks to expand park.							115,000		115,000				115,000
HARBOIS PARK	EAST SOMERVILLE NRSA SOMERVILLE MA 02145	Design of park in CDBG eligible area													55,000
															55,000
111 SOUTH STREET	111 SOUTH STREET SOMERVILLE MA 02145	Design and Construction of Off Leash Recreation Area park in a CDBG eligible area													55,000
															55,000
CAMBRIDGE HEALTH ALLIANCE LOT	112 CENTRAL STREET	Remediation design & construction contingency of the former Cambridge Health Alliance site in conjunction with a grant application for \$200K from the EPA							50,000		50,000				50,000
															50,000
NORTH STREET PLAYGROUND	NORTH STREET	Design costs related to site improvements of existing park in CDBG eligible neighborhood													15,000
															15,000
0 WASHINGTON STREET	0 WASHINGTON STREET	Design and Construction of Off Leash Recreation Area park in East Somerville NRSA													150,000
															150,000
GROUNDWORK SOMERVILLE	93 HIGHLAND AVE SOMERVILLE MA 02143	Landscaping and planting improvements in schools and other eligible public areas							10,000		10,000				10,000
															10,000
Total Parks & Open Space Project Costs			0	-	249,755	-	-	75,000	540,000	0	864,755	-	-	-	864,755
						21%				46%	16%				9%
CDBG PROJECT COSTS	93 HIGHLAND AVE SOMERVILLE MA 02143	Projects costs associated with activities carried out by the Community Development Division, including staff salaries.						493,775			493,775				493,775
Total Economic & Community Development Costs			0	0	0	0	0	493,775	0	0	493,775	-	-	-	493,775
						17%				9%	5%				5%
EXPANSION OF LOCAL HISTORIC DISTRICTS	CDBG ELIGIBLE AREAS OF THE CITY	Increase the number of properties surveyed and inventories for historic designation						19,416			19,416				19,416
															19,416
HISTORIC PRESERVATION ACCESS STUDIES	CDBG ELIGIBLE AREAS OF THE CITY	Reve scope of work for 2007 Union Square Historic District Funds to include Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of City	\$9,360						9,360		18,720				18,720
															18,720
Total Historic Preservation Project Costs			9,360	0	19,416	0	0	0	9,360	0	38,136				38,136
						15.8%				0.8%	0.7%				0.4%

CITY OF SOMERVILLE
PROGRAM YEAR: 2008 (APRIL 1, 2008 - MARCH 31, 2009)
PROPOSED PROJECTS
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Description	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 Carryforward	CDBG PY07 Carryforward	HOME PY07 Carryforward	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitle	Total HOME	Total ESG	Total Program
HOUSING SPECIAL PROJECTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds reserved and used for the creation of LMI housing throughout the City. Includes new HOME funds of \$256,752, and carried forward HOME funds of \$950,000 (VNA project) and \$500,000 (SHA Capen project) from prior years.				237,000	\$1,450,000		0	237,000	256,752	1,706,752		1,943,752
HOUSING REHAB	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to rehab rental and homeowner properties occupied by and/or affordable to residents who are income eligible under Home and/or CDBG regulations.	56,138					175,000	100,000	300,000	200,000	356,138		656,138
DOWNPAYMENT ASSISTANCE PROGRAM	50 EVERGREEN STREET SOMERVILLE, MA 02143	Downpayment and closing cost assistance of up to 15% to income eligible Somerville residents.					\$40,000				50,000	90,000		90,000
HOUSING DIVISION PROTECT COSTS	50 EVERGREEN STREET SOMERVILLE, MA 02143	Costs associated with project oversight of the Housing Division CDBG program.						341,207		341,207		-		341,207
HOME ADMIN	50 EVERGREEN STREET SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the HOME program.								-	89,536	89,536		89,536
HOME TBRA	50 EVERGREEN STREET SOMERVILLE, MA 02143	Funds to provide subsidies for Tenant Based Rental Assistance to formerly homeless young people.								-	120,000	120,000		120,000
HOME CHDO OPERATING SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	5% of the HOME entitlement set aside for the City's designated CHDO's operating costs.								-	44,768	44,768		44,768
HOME CHDO SET ASIDE	50 EVERGREEN STREET SOMERVILLE, MA 02143	Minimum 15% of the HOME entitlement set aside to fund projects of the City's designated CHDO. New HOME funds of \$134,304. Includes \$750,000 (St Polycorps Phase I) and \$425,000 (St Polycorps Phase IIA) of HOME funds carried forward from prior year grants.					1,175,000			-	134,304	1,309,304		1,309,304
Total Housing Project Costs			0	56,138	237,000	2,665,000	516,207	125,000	100,000	878,207	895,360	3,716,498	-	4,594,705
				100%	20%	100%	17%	11%	100%	16%	100%	100%	0%	90%
PUBLIC SERVICE GRANTS	93 HIGHLAND AVE SOMERVILLE, MA	Set aside 15% of current year CDBG grant to fund Public Service Grants within the City.						442,519		442,519		-		442,519

CITY OF SOMERVILLE
PROGRAM YEAR 2008 (APRIL 1, 2008 - MARCH 31, 2009)
PROPOSED PROJECTS
CDBG, HOME, and EMERGENCY SHELTER GRANTS PROGRAMS

Activity Name	Address	Description	Reprogrammed CDBG Funds	Reprogrammed HOME Funds	PY07 CDBG Carryforward	PY07 HOME Carryforward	PY08 "New" CDBG Entitlement	PY08 CDBG Program Income	PY08 HOME Program Income	Total CDBG	PY08 "New" HOME Entitlement	Total HOME	Total CDBG	Total ES6	Total Program
ES6 PROGRAM ADMINISTRATION	93 HIGHLAND AVE SOMERVILLE, MA	A portion of the staff and administrative costs associated with administering ES6 Grants												\$ 730	\$ 730
ES6 GRANTS	93 HIGHLAND AVE SOMERVILLE, MA	Funds to be allocated through an RFP process to agencies providing emergency shelter, crisis intervention and homeless prevention.												122,091	122,091
Total Public Service Related Grants			0	0	0	0	442,519	0	0	442,519	-	-	127,121	100%	569,640
						15%				8%				11%	6%
CDBG ADMIN	93 HIGHLAND AVE. SOMERVILLE, MA 02143	Staff salaries and overhead costs associated with administering the CDBG, ES6					590,025			590,025					590,025
Total CDBG Administration			0	0	0	0	590,025	0	0	590,025	-	-	-	-	590,025
PROJECT TOTAL			59,360	56,138	1,173,182	2,665,000	2,950,127	1,182,868	100,000	5,365,537	895,360	3,716,498	127,121		9,209,174

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0031	Storefront Improvement Program	18C Micro-Enterprise Assistance	CDBG \$ 30,762
	Economic Development	570.201(o)	ESG \$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	3 Businesses	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 30,762
	Grant funds for the renovation of commercial retail facades. Provides 50% reimbursement of the construction cost of exterior renovations, up to a maximum reimbursement of \$40,000.		Other Funding
			CDBG PROGRAM INCOME \$ 69,238
			Total Other Funding \$ 69,238

Help the Homeless?

Help those with HIV or AIDS?

Eligibility

Subrecipient:

Location(s)

No

No

Subrecipient Private 570 500(c)

Community Wide

Start Date: 04/01/07

Completion Date: 03/31/08

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	Section 108 Loan Repayments for Boynton Yards	19F Repayments of Section 108 Loan Principal	CDBG \$ 621,839 ESG \$ 0
	Economic Development	570.705(c)	HOME \$ 0 HOPWA \$ 0
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	0 N/A	TOTAL \$ 621,839
	Interest and principal payments on the City's outstanding Section 108 Loan balance		Other Funding \$ 27,270 CDBG PROGRAM INCOME \$ 27,270 Total Other Funding

Help the Homeless? No Start Date: 04/01/08
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient: Local Government
Location(s): Addresses

495 Columbia St, Somerville, MA 02143

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
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0032	Union Square Main Streets	17D Other Commercial/Industrial Improvements	CDBG \$ 75,000
	Other		ESG \$ 0
		570.203(a)	HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	500 Businesses	TOTAL \$ 75,000
			Total Other Funding \$ 0

Funds provided under grant agreement to assist CBDO in the Union Square NRSA district

Help the Homeless? No Start Date: 04/01/08
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient: Subrecipient Private 570.500(c)
Location(s): Addresses

Union Square NRSA, Somerville, MA 02145

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0029	East Somerville Main Streets	17D Other Commercial/Industrial Improvements	CDBG \$ 75,000
	Other		ESG \$ 0
		570.203(a)	HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	500 Businesses	TOTAL \$ 75,000
			Total Other Funding \$ 0

Funds provided under grant agreement to assist CBDO in the East Somerville NRSA district.

Help the Homeless? No Start Date: 04/01/08
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient: Subrecipient Private 570.500(c)
Location(s): Addresses

East Somerville-NRSA, Somerville, MA 02145

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0023	ArtsUnion	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Other	570 201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		500 Businesses	TOTAL \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses; attract new businesses; create new jobs and grow existing businesses.	Other Funding	
		CDBG PROGRAM INCOME	\$ 50,000
		Total Other Funding	\$ 50,000

For streetscape improvements in Union Square. Match to grant from the MA Cultural Council.

Help the Homeless? No Start Date: 04/01/08
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility
Subrecipient Local Government
Location(s) Addresses

Union Sq NRSA, Somerville, MA 02143

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0022	Kiley Barrel Pre-Development	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Other	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	8600 People (General)	Prior Funding \$ 126,023
			CDBG \$ 126,023
			TOTAL \$ 0
			Total Other Funding \$ 0

Environmental remediation and construction of temporary parking lot on Kiley Barrel property as an expansion to the existing, adjacent municipal lot.

Help the Homeless? No Start Date: 04/01/08
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
 Subrecipient: Local Government
 Location(s): Addresses

U Sq. NRSA, Somerville, MA 02143

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0039	Boynton Yards Pre-Development	03 Public Facilities and Improvements (General)	CDBG \$ 0	
0080	Economic Development	570 201(c)	ESG \$ 0	
	Expansion of economic opportunities for low- and moderate-income residents by providing 500 additional jobs and elimination of economic distress. Provide physical improvements and infrastructure development in commercial districts to attract new businesses to the City and provide for suitable living environments within Somerville's neighborhoods.	1 People (General)	HOME \$ 0	
				HOPWA \$ 0
			Prior Funding	
			CDBG	\$ 30,877
		TOTAL	\$ 30,877	
	Pre-Development activities such as environmental assessment & remediation, financial and planning studies, etc.		Total Other Funding \$ 0	
Help the Homeless?				
Help those with HIV or AIDS?	No	Start Date: 04/01/08		
	No	Completion Date: 03/31/09		
Eligibility				
Subrecipient	Local Government			
Location(s)	Addresses			
Boynton Yards Union Square NRSA, Somerville, MA 02143				

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0040	Inner Belt Planning	17D Other Commercial/Industrial Improvements	CDBG \$ 0 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Planning & Administration	570.203(a)	
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	10 Businesses	TOTAL \$ 0 Other Funding CDBG PROGRAM INCOME \$ 25,000 Total Other Funding \$ 25,000
	Environmental Assessment, Financial Feasibility, Transportation, Surveys, Appraisals, and other costs relating to the re-development of the Inner Belt		
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility:		
	Subrecipient:	Local Government	
	Location(s):	Addresses	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0041	Union Square Wayfinding Program	03 Public Facilities and Improvements (General)	CDBG \$ 0
0054	Other	570 201(c)	ESG \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSAs attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock, increase neighborhood participation in community planning and events, and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.		HOME \$ 0
		1 Public Facilities	HOPWA \$ 0
			Prior Funding
			CDBG \$ 11,865
			TOTAL \$ 11,865
	Develop and implement directional signage and a parking identification program in Union Square		Total Other Funding \$ 0
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility		
	Subrecipient		Local Government
	Location(s).		CT & BG's
	CT 351200 BG 2 County 25017		
	CT 351200 BG 3 County 25017		

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0015	Union Square Universal Wayfinding Kiosk	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Other	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	Prior Funding CDBG	\$ 30,000
		TOTAL	\$ 30,000
		Total Other Funding	\$ 0

Design and install ADA-accessible wayfinding signage for Union Square.

Start Date: 04/01/06
Completion Date: 03/31/09

Help the Homeless?
Help those with HIV or AIDS?

No
No

Eligibility:
Subrecipient:
Location(s):

Local Government
CT & BG's

CT: 351200 BG: 2 County: 25017
CT: 351200 BG: 3 County: 25017

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0042	Union Square Infrastructure	03 Public Facilities and Improvements (General)	CDBG \$ 0
0081	Infrastructure	570 201(c)	ESG \$ 0
	In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave . Beacon St. and Broadway These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.	Prior Funding CDBG	\$ 50,000
		TOTAL	\$ 50,000
		Total Other Funding	\$ 0
	Environmental assessment, financial feasibility, transportation, surveys, appraisals, and other related costs for the re-development of Union Square		
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility:	570.208(a)(1) - Low / Mod Area	
	Subrecipient	Local Government	
	Location(s):	Addresses	
	union Square NRSA, Somerville, MA 02143		

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0013	Washington St. at Route 28 Design	03K Street Improvements	CDBG \$ 0
	Other	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	3500 People (General)	Prior Funding \$ 15,000
			CDBG \$ 15,000
			TOTAL \$ 15,000
			Total Other Funding \$ 0

Completion of Washington St. and Route 28 reconstruction design. Construction to be completed and funded by MA Highway.

Help the Homeless? No Start Date: 05/01/04
Help those with HIV or AIDS? No Completion Date: 09/01/09

Eligibility:
Subrecipient: Local Government
Location(s): Addresses

E. Somerville NRSA, Somerville, MA 02145

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	Green Line Planning	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Infrastructure	570.201(c)	ESG \$ 0
	In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave., Beacon St. and Broadway. These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.	HOME \$ 0	
		1 Public Facilities	HOPWA \$ 0
			TOTAL \$ 0
			Other Funding
			CDBG PROGRAM INCOME \$ 25,000
			Total Other Funding \$ 25,000
	Design of green line extension to Union Sq. for submission to MBTA		
Help the Homeless?	No	Start Date: 04/01/08	
Help those with HIV or AIDS?	No	Completion Date: 03/31/09	
Eligibility			
Subrecipient:	Local Government		
Location(s)	Addresses		
Union Sq NRSA			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	East Broadway Improvements	03K Street Improvements	CDBG \$ 250,000 ESG \$ 0
	Other	570.201(c)	HOME \$ 0 HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	9000 People (General)	Prior Funding \$ 403,246 CDBG \$ 653,246 TOTAL \$ 0 Total Other Funding

Streetscape improvements, including curb extensions, crosswalks, street furniture, trees, sidewalks and signalization improvements. Also, City recently was awarded \$479,000 in a State TOD grant

Help the Homeless? No Start Date: 04/01/03
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient: Local Government
Location(s): Addresses

East Somerville NRSA, Somerville, MA 02145

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0033	ADA Streetscape Improvements	03L Sidewalks	CDBG \$ 0 ESG \$ 0
	Infrastructure	570.201(c)	HOME \$ 0 HOPWA \$ 0
	In an effort to increase jobs and the vitality of the community, the City will be concentrating physical improvements and infrastructure improvements in the East Somerville NRSA, the Union Square NRSA including Assembly Square, Inner Belt Park, Boynton Yards, and within the major transportation corridors of McGrath Highway, Somerville Ave., Beacon St. and Broadway. These improvements will be in the form of improved public transportation, and roadways designed to accommodate a variety of transportation modes, pedestrian amendments and ADA improvements to sidewalks and street crossings.	500 Persons with Special Needs	Prior Funding CDBG \$ 50,000 TOTAL \$ 50,000
	ADA improvements to sidewalks, curbscuts, signals & signage, and other pedestrian related accessibility infrastructure.		Other Funding CDBG PROGRAM INCOME \$ 50,000 Total Other Funding \$ 50,000
Help the Homeless?			
Help those with HIV or AIDS?		No	Start Date: 04/01/08
		No	Completion Date: 03/31/09
Eligibility:			
Subrecipient		570.208(a)(2) - Low / Mod Limited Clientele	
Location(s).		Local Government	
		Community Wide	

U.S. Department of Housing & Urban Development
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Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0014	Street Tree Planting Program	03N Tree Planting	CDBG \$ 75,000
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds, plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	100 Public Facilities	TOTAL \$ 75,000
	Funding will provide for the planting of approximately 100 trees in CDBG eligible areas, city wide.		Total Other Funding \$ 0

Help the Homeless?
Help those with HIV or AIDS?

No
No

Start Date: 04/01/08
Completion Date: 04/30/10

Eligibility:
Subrecipient:
Location(s):

Local Government
Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0020	Somerville Community Path	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities, create and renovate parks and playgrounds, plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding \$ 95,755
			CDBG \$ 95,755
			TOTAL
	Design the bicycle/pedestrian/linear park facility identified in the Somerville Community Path Feasibility Study conducted in the year 2000.		Other Funding
			CDBG PROGRAM INCOME \$ 50,000
			Total Other Funding \$ 50,000

Help the Homeless? No Start Date: 06/01/03
Help those with HIV or AIDS? No Completion Date: 01/01/09

Eligibility
Subrecipient: Local Government
Location(s): CT & BG's

- CT 350200 BG 6 County 25017
- CT 350200 BG 7 County 25017
- CT 351300 BG 2 County 25017
- CT 351300 BG 3 County 25017
- CT 351500 BG 1 County 25017

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0027	Kemp Nut Park - Design / Construction	03F Parks, Recreational Facilities	CDBG \$ 0
	Public Facilities	570.201(c)	ESG \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 0
			Other Funding
	Park construction at former "Kemp Nut" site.		CDBG PROGRAM INCOME \$ 180,000
			Total Other Funding \$ 180,000
Help the Homeless?			
Help those with HIV or AIDS?		Start Date: 04/01/07	
		Completion Date 03/31/09	
Eligibility:			
Subrecipient:		Local Government	
Location(s):		CT & BG's	
CT: 351400 BG: 7 County: 25017			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0043	Kemp Nut Parcel Acquisition	01 Acquisition of Real Property	CDBG \$ 0
	Public Facilities	570 201(a)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities, create and renovate parks and playgrounds; plant trees in eligible neighborhoods, review historic properties for capital improvements, and make ADA improvements to streets, playgrounds and other public facilities.	2 Public Facilities	TOTAL \$ 0
	Acquisition of parcels of land adjacent to Kemp Nut/ Ed Leathers Park to expand this park		Other Funding
			CDBG PROGRAM INCOME \$ 115,000
			Total Other Funding \$ 115,000
	Help the Homeless?	No	Start Date: 04/01/08 Completion Date: 03/31/09
	Help those with HIV or AIDS?	No	
Eligibility	Local Government CT & BG's		
Subrecipient.			
Location(s).			
CT 351400 BG. 7 County 25017			

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0028	Harris Park - Design Services	03F Parks, Recreational Facilities	CDBG \$ 0
	Other	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock; increase neighborhood participation in community planning and events; and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	1 Public Facilities	Prior Funding \$ 55,000
			CDBG \$ 55,000
			TOTAL \$ 55,000
			Total Other Funding \$ 0

Design/Construction of one park in East Somerville NRSA.

Start Date: 04/01/07
Completion Date: 03/31/09

Help the Homeless? No
Help those with HIV or AIDS? No

Eligibility:
Subrecipient: Local Government
Location(s): Addresses

East Somerville-NRSA, Somerville, MA 02145

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0034	111 South Street Park	03F Parks, Recreational Facilities	CDBG \$ 0
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding \$ 55,000
			CDBG \$ 55,000
			TOTAL \$ 55,000
	Design and construction of an Off Leash Recreational Area park		Total Other Funding \$ 0
Help the Homeless?			
Help those with HIV or AIDS?		No	Start Date: 04/01/08
		No	Completion Date: 03/31/09
Eligibility			
Subrecipient		570.208(a)(1) - Low / Mod Area	
Location(s)		Local Government	
		Addresses	
111 South Street, Somerville, MA 02143			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0037	Cambridge Health Alliance Remediation	03F Parks, Recreational Facilities	CDBG \$ 0
	Public Facilities	570.201(c)	ESG \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	HOME \$ 0
			HOPWA \$ 0
			Prior Funding \$ 14,000
			CDBG \$ 14,000
			TOTAL
	Remediation of the former Cambridge Health Alliance site. These funds would be matched against a \$200K grant application to EPA.		Other Funding \$ 50,000
			CDBG PROGRAM INCOME \$ 50,000
			Total Other Funding

Help the Homeless? No Start Date: 04/01/07
Help those with HIV or AIDS? No Completion Date 03/31/09

Eligibility:
Subrecipient: Local Government
Location(s): Addresses

112 Central Street, Somerville, MA 02143

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0035	North Street Playground	03F Parks, Recreational Facilities	CDBG \$ 0
	Public Facilities	570 201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities: create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements, and make ADA improvements to streets, playgrounds and other public facilities	1 Public Facilities	Prior Funding \$ 15,000
			CDBG \$ 15,000
			TOTAL
	Design funds to renovate park adjacent to the Somerville Housing Authority complex on North Street		Total Other Funding \$ 0
	Help the Homeless?	No	Start Date: 04/01/07
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility		
	Subrecipient	Local Government	
	Location(s):	Addresses	
North Street, Somerville, MA 01245			

U.S. Department of Housing & Urban Development

CPD Consolidated Plan

Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0036	0 Washington Street	03F Parks, Recreational Facilities	CDBG \$ 0
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1 Public Facilities	Prior Funding \$ 15,000
			CDBG \$ 15,000
			TOTAL \$ 15,000
	Design of an Off Leash Recreational Area park within the East Somerville NRSA		Other Funding \$ 135,000
			CDBG PROGRAM INCOME \$ 135,000
			Total Other Funding

Start Date: 04/01/08

Completion Date: 03/31/09

No

No

570.208(a)(1) - Low / Mod Area

Local Government

Addresses

Eligibility:

Subrecipient:

Location(s):

0 Washington Street, Somerville, MA 02143

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0005	Groundwork Somerville	03 Public Facilities and Improvements (General)	CDBG \$ 0
	Public Facilities	570 201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities	2 Public Facilities	TOTAL \$ 0
	Support landscaping and planting improvements in schools and other public eligible areas		Other Funding
			CDBG PROGRAM INCOME \$ 10,000
			Total Other Funding \$ 10,000
Help the Homeless?			
		No	Start Date: 04/01/08
Help those with HIV or AIDS?		No	Completion Date: 03/31/09
Eligibility			
Subrecipient		Local Government	
Location(s)		Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Community & Economic Development Project Costs	03 Public Facilities and Improvements (General)	CDBG \$ 493,775
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	18000 People (General)	TOTAL \$ 493,775
	Project costs associated with activities carried out by the Community & Economic Development Divisions, including staff salaries, to manage project development and construction.		Total Other Funding \$ 0
Help the Homeless?			
		No	Start Date: 04/01/08
Help those with HIV or AIDS?		No	Completion Date: 03/31/09
Eligibility:			
Subrecipient:		Local Government	
Location(s):		Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	Expansion of Local Historic Districts	16B Non-Residential Historic Preservation	CDBG \$ 0
	Other	570.202(d)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	NRSA Activity - During the consolidated plan period, the City will focus on making the Union Square and East Somerville NRSA's attractive, inviting and safe neighborhoods by undertaking the following: improve public transportation, open space, public areas and streetscapes; utilize housing programs to promote increased homeownership and condition of existing housing stock, increase neighborhood participation in community planning and events, and strengthen existing businesses, attract new businesses, create new jobs and grow existing businesses.	1 Organizations	Prior Funding \$ 19,416
			CDBG \$ 19,416
			TOTAL \$ 19,416
			Total Other Funding \$ 0

To significantly increase the number of properties surveyed and inventoried for historic designation on both the State and National Register of Historic Places in order to further enhance the City's ability to preserve properties of special value. This is necessary for purposes of neighborhood livability, economic development and community revitalization.

Help the Homeless? No Start Date: 07/01/05
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient Local Government
Location(s) Addresses

East Somerville-NRSA Somerville MA 02145 Union Sq -NRSA, Somerville, MA 02143

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0044	Historic Preservation Access Studies	16B Non-Residential Historic Preservation	CDBG ESG \$ 0 \$ 0
0101	Public Facilities	570.202(d)	HOME HOPWA \$ 0 \$ 0
	The City intends to increase open space and neighborhood facilities; create and renovate parks and playgrounds; plant trees in eligible neighborhoods; review historic properties for capital improvements; and make ADA improvements to streets, playgrounds and other public facilities.	1000 People (General)	Prior Funding CDBG \$ 9,360
			TOTAL \$ 9,360
	Revised scope of work for the Union Square Historic District Funds to include Historic Preservation Accessibility Analysis of targeted properties in CDBG eligible areas of the City.		Other Funding PROGRAM INCOME CDBG Total Other Funding \$ 9,360 \$ 9,360

Help the Homeless? No Start Date: 04/01/08
Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
Subrecipient: Local Government
Location(s): Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0019	Housing Special Projects	14A Rehab; Single-Unit Residential	CDBG \$ 0 ESG \$ 0
	Housing	570 202	HOME \$ 256,752 HOPWA \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	15 Housing Units	Prior Funding CDBG \$ 237,000 HOME \$ 1,450,000 TOTAL \$ 1,943,752 Total Other Funding \$ 0
These funds will go toward the creation of LMI housing units at various sites throughout the City			
Help the Homeless?	No	Start Date: 04/01/08	
Help those with HIV or AIDS?	No	Completion Date: 03/31/09	
Eligibility			
Subrecipient Location(s)	Subrecipient Private 570.500(c) Community Wide		

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	Housing Rehabilitation Program	14A Rehab; Single-Unit Residential	CDBG \$ 175,000
	Housing	570.202	ESG \$ 0 HOME \$ 200,000 HOPWA \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units of rehabilitation; 200 new housing units in addition to 50 residents receiving down payment assistance.	29 Housing Units	Prior Funding CDBG REPROGRAMED \$ 56,138 TOTAL \$ 431,138 Other Funding CDBG PROGRAM INCOME \$ 125,000 HOME PROGRAM INCOME \$ 100,000 Total Other Funding \$ 225,000

Funds to rehabilitate rental units occupied by and or affordable to tenants who are income eligible under HOME and/or CDBG regulations.

Help the Homeless? No Start Date: 04/01/08
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0021	Down Payment & Closing Cost Assistance	13 Direct Homeownership Assistance	CDBG \$ 0
	Housing	570.201(n)	ESG \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation. 200 new housing units in addition to 50 residents receiving down payment assistance.	5 Housing Units	HOME \$ 50,000
			HOPWA \$ 0
			Prior Funding \$ 40,000
			HOME \$ 90,000
			TOTAL \$ 0
	Down payment and closing cost assistance of up to 15% of the acquisition cost of eligible properties through the City's Inclusionary Housing Program or on the open market to income eligible Somerville residents creating home ownership opportunities for people at or below 80% AMI		Total Other Funding \$ 0
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility		
	Subrecipient		Local Government
	Location(s)		Community Wide

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	Housing Division Project Costs	14H Rehabilitation Administration	CDBG \$ 341,207
	Housing	570.202	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	29 Housing Units	TOTAL \$ 341,207
			Total Other Funding \$ 0
Salaries, fringe benefits and overhead costs associated with administering Housing Division CDBG programs.			
Help the Homeless?	No	Start Date:	04/01/08
Help those with HIV or AIDS?	No	Completion Date:	03/31/09
Eligibility:			
Subrecipient:	Local Government		
Location(s):	Community Wide		

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0012	Home Program Administration	14H Rehabilitation Administration	CDBG \$ 0
	Planning & Administration	570.202	ESG \$ 0
			HOME \$ 89,536
		24 Housing Units	HOPWA \$ 0
			TOTAL \$ 89,536
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons		Total Other Funding \$ 0
	Salaries, fringe benefits and overhead costs associated with administering Housing Division HOME Program activities		
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility:		
	Subrecipient	Local Government	
	Location(s):	Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0008	Tenant Based Rental Assistance	05S Rental Housing Subsidies (tenant-based rental assistance)	CDBG ESG \$ 0 \$ 0
	Housing	570.204	HOME HOPWA \$ 120,000 \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	45 Youth	TOTAL \$ 120,000
			Total Other Funding \$ 0
These funds will be used to provide rental subsidies to formerly homeless young people (aged 18-24) in conjunction with Wayside, Inc. and the Pass Program. Also, funds will be used to provide rental subsidies to individuals at risk of eviction or homelessness.			
Help the Homeless?			
Yes		Start Date: 04/01/08	
Help those with HIV or AIDS?		Completion Date: 03/31/09	
No			
Eligibility:			
Subrecipient:		Subrecipient Private 570.500(c)	
Location(s):		Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0010	CHDO Operating Support	211 HOME CHDO Operating Expenses (subject to 5% cap)	CDBG \$ 0 ESG \$ 0
	Housing		HOME \$ 44,768 HOPWA \$ 0
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	9 Housing Units	TOTAL \$ 44,768
	5% of the Home Entitlement set aside for the City's designated CHDO's operating costs		Total Other Funding \$ 0
<div> <div>Help the Homeless?</div> <div> <div>No</div> <div>Start Date: 04/01/08</div> </div> </div> <div> <div>Help those with HIV or AIDS?</div> <div> <div>No</div> <div>Completion Date: 03/31/09</div> </div> </div> <div> <div>Eligibility</div> <div> <div>CHDO - 92.2</div> <div>Community Wide</div> </div> </div>			
	Subrecipient Location(s)		

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	CHDO Project Funds	14A Rehab; Single-Unit Residential	CDBG - \$ 0 ESG \$ 0 HOME \$ 134,304 HOPWA \$ 0
	Housing		
	The primary objective of the City of Somerville's affordable housing programs is to create and preserve affordable housing for low and moderate-income individuals and families. The City seeks to maximize the number of units created with funds available; leverage additional non-city funding; restrict affordability for the longest term possible; avoid concentrations of poverty or minorities in certain census tracts; revitalize neighborhoods and provide access to all residents of the City through 350 units or rehabilitation, 200 new housing units in addition to 50 residents receiving down payment assistance.	9 Housing Units	Prior Funding \$ 1,175,000 CDBG TOTAL \$ 1,309,304 Total Other Funding \$ 0

15% CHDO funds in projects of the City's designated CHDO to complete HOME eligible projects.

Help the Homeless? No Start Date: 04/01/08
 Help those with HIV or AIDS? No Completion Date: 03/31/09

Eligibility:
 Subrecipient: CHDO - 92.2
 Location(s): Community Wide

U.S. Department of Housing & Urban Development
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Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	Public Services	05 Public Services (General)	CDBG \$ 442,519
	Public Services	570 201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	The City will continue its financial obligation to the non-profit organizations serving the low and moderate income residents by providing 15% of its annual CDBG grant for public services. Also, increase outreach and collaborative efforts of the organizations by incorporating these efforts into their contracts. The City anticipates funding approximately 30-35 agencies annually.	9000 People (General)	TOTAL \$ 442,519
	Funds are available for competitive bid by agencies providing human and social services to low income residents		Total Other Funding \$ 0
Help the Homeless?			
Help those with HIV or AIDS?		No	Start Date: 04/01/08
		No	Completion Date: 03/31/09
Eligibility			
Subrecipient		Subrecipient Private 570.500(c)	
Location(s).		Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0024	Emergency Shelter Grant Program Administration	21A General Program Administration	CDBG \$ 0 ESG \$ 5,030
	Planning & Administration	570.206	HOME \$ 0 HOPWA \$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	700 People (General) TOTAL	 \$ 5,030
	Portion of staff salary and overhead cost associated with administering funds to individual and family shelters.	Total Other Funding	\$ 0
Help the Homeless?			
Help those with HIV or AIDS?		Yes	Start Date: 04/01/08
		Yes	Completion Date: 03/31/09
Eligibility:			
Subrecipient:		Subrecipient Public 570.500(c)	
Location(s):		Community Wide	

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0038	Emergency Shelter Grant Program	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG ESG \$ 0 \$ 122,091
0071	Homeless & HIV/AIDS	570.201(e)	HOME HOPWA \$ 0 \$ 0
	The City of Somerville will work with its Homeless Shelter and Service providers in partnership during the coming 5 years to continue to fill identified gaps in the City's Continuum of Care and to meet the more specific objectives identified in the 5 Year Strategic Plan for the Housing and Homelessness section of this Consolidated Plan. Projects will provide case management for sheltered guests, as well as, support services for persons on the street, voice mail capability for housing and/or employment, eviction prevention assistance and the hiring of a consultant for financial stability & coordination of services. The City anticipates serving 700 homeless individuals and families during the 5 year consolidated plan.	700 Persons who are Homeless	TOTAL \$ 122,091
	Funds for emergency shelter, crisis intervention and homeless prevention grants to area shelters		Total Other Funding \$ 0
Help the Homeless?	Yes	Start Date: 04/01/08	
Help those with HIV or AIDS?	Yes	Completion Date: 03/31/09	
Eligibility			
Subrecipient			
Location(s)			
	Subrecipient Private 570.500(c) Community Wide		

U.S. Department of Housing & Urban Development
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Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Program Administration	21A General Program Administration	CDBG \$ 590,025
	Planning & Administration	570 206	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Preserve the quality of life and characteristics of the city's neighborhoods by increasing the collaboration with City residents, developers and city departments on zoning issues, street scape density and open space over the five year period. Administratively, the City, through OSPCD, will increase community awareness of the programs it administers by enhancing outreach efforts, by utilizing advanced communications technology to neighborhood groups, advisory boards, non-profit organizations, city departments and officials during the next five years. The city anticipates serving 25,000 low/moderate income persons.	25000 People (General)	TOTAL \$ 590,025
			Total Other Funding \$ 0
	Staff salaries and overhead costs associated with administering the CDBG, ESG and HOME programs.		
	Help the Homeless?	No	Start Date: 04/01/08
	Help those with HIV or AIDS?	No	Completion Date: 03/31/09
	Eligibility:		
	Subrecipient:	Local Government	
	Location(s):	N/A	



First Program Year Action Plan 2008-2009

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

SF 424

Narrative Responses

GENERAL

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.

Response: Map # 2 under Tab F of this plan identifies the planned projects for next year within the City. Geographically, the site-specific projects tend to be focused within one of the City's two NRSAs. These two NRSAs, in turn, are located generally in the eastern part of the City of Somerville. Please see Tab F for more details.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Response: In considering the basis for the allocation of funds within the City of Somerville, proposed projects were divided into two separate groups: 1) site-specific projects, and 2) city-wide projects. All site-specific projects were evaluated within the confines of their eligibility for federal HUD funding. Based upon the demographics of the city, most eligible site-specific projects tend to fall within certain geographic areas – and those areas are largely encompassed within one of the two established NRSA's. City-wide projects are considered based upon their planned overall benefit to the city, and how that benefit may help to further strengthen other city goals.

The prioritization of projects and programs is derived from the goals, strategies, and benchmarks contained in the City's 2008-2013 Consolidated Plan.

The Storefront Improvements Project is an example of a city-wide project. This project which requires the local business owner to leverage his/her funds alongside the federal CDBG funds, may have a benefit of strengthening local businesses within a certain neighborhood, thereby creating new jobs for low-to-moderate income persons. That same Storefront Improvement Project, if carried out within the Union Square NRSA, may also strengthen the efforts of the Arts Union project – thereby magnifying the City's investment in both projects. All of these projects, however, are considered within the light of the priorities and objectives of the City's 2008-2013 Consolidated Plan.

Funds allocated to the Public Services Grants and ESG programs may be city-wide in their distribution, depending upon the needs identified through the Request For Proposal process. Parks & Open Space projects are identified based upon their location within a CDBG eligible area – either within a NRSA or within a low-to-moderate income area of the city as defined by the 2000 census data.

Economic and Community Development projects primarily are identified and funds allocated depending upon their locations within low-and-moderate income areas. The micro-enterprise program in turn can benefit small businesses anywhere in the city – depending upon the size and characteristics of the business.

Transportation and Infrastructure projects are identified in relationship to low-and-moderate income block groups according to the 2000 U.S. census. These projects typically include roadway and streetscape improvement projects, and are frequently located within one of the City's two NRSAs (East Broadway Streetscapes, Green Line Feasibility Study). ADA streetscapes projects may be located city-wide, and are identified and prioritized in consultation with the Somerville Commission for Persons with Disabilities.

Housing Projects are identified city-wide to benefit low-and-moderate income families and persons. The City of Somerville will continue to hold public meetings, forums, and conduct outreach to provide more effective services as new and changing needs are identified throughout the City.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Response:

Planning & Development: Underserved needs include aging infrastructure and need for improved transportation. The major obstacle to addressing these needs is lack of resources. The City uses CDBG funds where appropriate, but needs the Commonwealth and other Federal sources of funds to pay a share in order to meet these underserved needs effectively.

Housing: Affordable housing is an underserved need of very high importance in the City. The City is currently over-subscribed by homeowners seeking the City's homeowner rehab funds and has created a wait list to assist only that most seriously blighted properties. The City uses CDBG and HOME funds where appropriate to address these needs. Other actions taken include

- Increasing the linkage fee charged to developers building in the City. The largest portion of the linkage goes into the City's Affordable Housing Trust Fund.
- Encouraging the City's CHDO to build/provide more rental housing units rather than home ownership units.
- Providing affordable housing to homebuyers at 80% and 110% AMI through the application of the inclusionary housing ordinance.
- Targeting public service and some HOME funds to programs that provide transitional housing.
- Reinstating the Down Payment and Closing Cost Assistance programs to facilitate first-time homebuyer opportunities.

Public Service: Non-homeless special needs is another underserved need in the City. The obstacle to addressing these needs is lack of funding for public and private agencies that address these needs due to cuts in state and Federal programs. The City addresses these needs by providing CDBG and ESG grants to public service agencies. These grants enable agencies working to address non-homeless special needs to leverage other public and private resources.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

Response: The Mayor's Office of Strategic Planning and Community Development is the office within the City charged with overseeing and administering the Five Year Consolidated Plan and One Year Action Plans. That office, in conjunction with the City's Housing Department, and various other departments throughout the City participate in the planning and implementation of these HUD programs.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Response: The City of Somerville's 2008-2009 One Year Action Plan was developed in the following manner:

- 1) Beginning the summer of 2007, the City of Somerville, through the Mayor's Office of Strategic Planning & Community Development, convened a working group to create a new 5 Year Consolidated Plan. Both internal and external members to Somerville municipal government were invited to participate in this planning process. At the same time the needs, priorities, and goals of the next Consolidated Plan were being identified, the City's One-Year Action Plan was beginning to be formulated.

The first notable public step in the 2008-2009 One Year Action Plan development process was taken with public hearings held on October 11, 2007, October 15, 2007 and on December 16, 2007. Public comments were taken during this meeting and during the planning period through November 4, 2007. Representatives from a range of public service agencies (see Public Hearing transcripts under Tab G), interested citizens, members of City's Commission on Persons with Disabilities participated in the public hearings and provided useful input towards the development of this plan;

- 2) From the October public hearings, the Office of Strategic Planning & Community Development conducted a series of focus groups to elicit more detailed needs and priorities for the Consolidated Plan – much of which was also noted for the 1-Year Action Plan development.
 - 3) The Office of Strategic Planning and Community Development began the internal process of soliciting requests for project needs from all relevant departments within the City;
 - 4) All resource needs were evaluated by a 1 Year Action Plan Advisory Group within the context of the goals being established in the 2008-2013 Consolidated Plan, the comments from the first public hearing, and the anticipated funding for next year;
 - 5) All during this process, meetings and coordinated activities took place with various departments and administration officials, outside organizations – both educational, non-profit to coordinate 2008 HUD programs. Please see Tab G for more information.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Response: The City of Somerville will take the initial approach of solidifying processes and lines of communication which already exist to coordinate these programs. The public hearings for these HUD programs include City managers from each of these programs, and input/feedback from the community is considered subsequent to those hearings. Opportunities to identify areas where there are perceived benefits from stronger coordination are identified and followed up upon. During the process of evaluating program year 2007 year-end accomplishments, the Office of Strategic Planning and Community Development will further evaluate the coordination of outputs among the different housing, health, and service agencies. The results of these year-end evaluations will also be disseminated to all of these programs and their managers to ensure further coordination among these programs.

One of the recommendations coming out of the October, 2007 public hearings and focus group meetings is that more frequent coordination among the local organizations and service providers, perhaps in the form of bi-annual meetings or forums, would likely prove beneficial. The City is also taking increasing advantage of electronic forms of communication – particularly the City's website and official email communications. Increasing use of bilingual notices also is intended to enhance communication to the public.

Citizen Participation

1. Provide a summary of the citizen participation process.

Response: Please see the public participation process discussion under Tab G.

2. Provide a summary of citizen comments or views on the plan.

Response: Transcripts of the public hearings are included under Tab G, which also include the responses to any questions that may have been asked. Public comments are also included under Tab G.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Response: Please see the discussion of the public participation process under Tab G. The City held 4 public hearings and 1 public meeting regarding the development of the 1 Year Action Plan and the Consolidated Plan. In addition, the City held a series of 6 focus group discussions with various stakeholders throughout the City. Included in each of these focus groups was the invitation of members of the Somerville Commission for Persons with Disabilities. Through alternative language legal notices, postings on the City's website, flyers, local access cable television viewings of our public hearings, as well as working with some of the City's public service agencies whose mission it is to serve non-English speaking persons and other communities, the City made a concerted effort to reach out to as many of the constituencies affected by these programs as possible.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Response: These comments will be published once the second public hearing has been held and the public participation process has been completed.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Response: Through the Mayor's Office of Strategic Planning and Community Development, the City will continue to build upon the structures in place to administer these HUD programs.

Working with organizations and agencies at the federal level (including the Department of Housing and Urban Development, the Environmental Protection Agency, and the National Community Development Association), the State Level (including the Executive Office of Transportation, the Executive Office of Environmental Affairs, the Massachusetts Historic Commission, the Department of Conservation and Recreation, the Massachusetts Bay Transportation Authority, the Metropolitan Planning Organization, and the Metropolitan Area Planning Council), and the local level (including the Somerville Housing Authority, the Somerville Community Corporation, the Community Action Agency of Somerville, and many others), the City of Somerville and the Mayor's Office of Strategic Planning and Community Development will continue to pursue strong ties and relationships with all these and other institutions.

The Mayor's Office of Strategic Planning and Community Development will continue to refine systems and procedures involved with the administration of these and other grant funds, and will continue to reach out through new methods of communication to expand public participation in these programs.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Response: Monitoring of all HUD programs will begin with comprehensive review of federal regulations to ensure that 2008 projects are in compliance with relevant Code of Federal Regulation's (CFR's). In addition, all relevant environmental reviews will be performed throughout the planning process in order to obtain release of funds for 2006.

The next step in the City's compliance monitoring will be monthly financial monitoring of each project. Variances will be noted and unexpected variances will be researched.

The Mayor's Office of Strategic Planning and Community Development intends to initiate quarterly review meeting on all projects with project managers. Financial and output variances will be noted and explained, and substantive reviews of project goals and objectives should help ensure longer term goals are being met.

Annually, City annual audits will continue to be another useful tool in reviewing selected projects to help ensure requirements are being met. All HUD monitoring will also be reviewed and recommendations implemented where-ever possible.

Lead-Based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Response: The City has received two HUD Lead Hazard Abatement grants, which it uses to provide forgivable loans to homeowners for all work necessary to bring a unit into full lead abatement compliance in accordance with the laws of the state of Massachusetts. The City has reached out to homeowners and landlords, including Section 8 landlords, to encourage use of the program. The City's lead program is a critical priority for the City because over half of its housing stock was built prior to 1910 and two-thirds of the units are in two- or three-family houses. The City of Somerville is currently in full compliance with federal Title 1012/1013 regulations, Section J, which requires that lead based paint be addressed in all properties receiving Federal funds for housing rehabilitation. Safe work practices and all requirements under Title 1012/1013 have been fully integrated into existing housing rehabilitation programs, which are funded primarily with CDBG and HOME grants. A fully implemented plan for addressing lead based paint hazards has been in effect in the City since 2001.

Lead Abatement Statistics for Program Year 2007:

Number of units abated:	37	
Number of properties abated:	24	
LMI units:	37	
Section 8 units:	05	
Total Lead Grant Loans given in 2007:		\$398,747

Lead Hazard Abatement	
	Total Units
5-year goal	160
Year one actual	66
Year two actual	45
Year three actual	71
Year four actual	37
% of 5-year goal completed	137%

Somerville will continue to support the Housing Rehabilitation and Lead Abatement programs, which rehabilitates the existing housing stock while often placing rent restrictions on apartments in multi-family homes. This is especially important in Somerville, where 87% of all units are in two or three-family housing. Somerville's Lead Abatement program has been recognized by HUD as a national model and is often requested to conduct presentations during annual HUD Lead Abatement Conferences.

HOUSING

Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

Response: The City's 2008 Five Year Consolidated Plan established a basic goal of creating, preserving or rehabilitating 675 units of housing for low and moderate-income households. This five-year goal includes the following objectives:

- o Maintain and Improve Housing Stock
- o Create New Affordable Housing
- o Increase Affordability of Rental Housing
- o Increase Affordable Homeownership
- o Prevent and End Homelessness
- o Remove Barriers to Housing

5 Year Goal	5 Year	Year 1
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	Goal	Goal
Create Affordable Housing	200	40
Create Housing for Chronically Homeless	25	5
Avoid Poverty Concentration through Housing Development	200	40
Increase Homeownership	50	10
Prevent Foreclosure	50	10
Rehabilitate Housing Stock	350	70

Specific Housing Objectives

In Somerville, the main barrier to homeownership and rental units is the high cost of housing. The Somerville Housing Needs Assessment, conducted in the fall of 2005 reveals that:

- o Household size in Somerville decreased from 2.44 to 2.38 persons per household from 1990 to 2000
- o Somerville has lost significant portions of both youth and elderly populations
- o Only 34% of units are owner-occupied, compared to a national average of 65%
- o Over 550 rental units were converted to condominiums in 2005
- o The average price of a single family home rose to \$415,000, up by 9% since 2004
- o A household must earn almost \$60,000 a year to afford the average two-bedroom apartment in Somerville

As a result of these conditions, households of every size, at every income level, and at every age are finding it increasingly difficult to remain in Somerville. The City's specific priorities for the coming year include a focus on:

- o New Housing Development
- o Continued Lead Abatement and Housing Rehabilitation
- o Decreasing Barriers to Existing Housing
- o Expanding the Type and Range of services available to Somerville residents

Needs of Public Housing

The City does encourage public housing residents to participate in the homeownership programs offered, such as Inclusionary Housing Units. In addition, grants given to many agencies serve the Public Housing population. In addition, the City provides loans to property owners willing to lease to Section 8 eligible tenants.

Barriers to Affordable Housing

The largest constraint facing Somerville's housing development is the lack of available land. Every year that Somerville sees a gain in housing units, land becomes sparser and more difficult to develop. Sparse land leads to higher land acquisition costs, making the development of affordable housing more challenging. Private developers, more capable of paying debt with high condo

sales prices or high rents, are better able to buy and develop the few parcels that remain. An additional impediment is that as land costs rise, funding from state and federal agencies for affordable housing development simultaneously decreases.

The development of large parcels by private developers does add to the affordable housing stock of the City by providing units through the City's Inclusionary Housing Ordinance. In past years, litigation and environmental concerns held up development of some larger mixed-use sites, which provide the City both units and funds through the Inclusionary Housing Ordinance and Linkage Fees. These litigation and environmental issues have been resolved and the new development will result in approximately 2100 new housing units, of which 12.5% will be deemed as affordable.

Strategies for Affordable Housing

With these barriers in mind, the City seeks to expand the number of affordable housing units in the City while simultaneously making access to existing housing units more affordable. Through a combined approach of new development and housing assistance, the City hopes to increase the number of households who can afford to live in Somerville and decrease the number of households with housing burdens.

The following housing strategies are the results of a Housing Needs Assessment conducted by the Housing Division in the summer and fall of 2005 and contributions from focus groups in the fall of 2007. Building upon previous housing strategies and the resources of housing providers, developers, advocates and studies, these strategies are a blueprint for the City's housing service provision and a commitment of the City to provide for its residents.

- 1.1 Preservation of Expiring Use Properties: Many properties built in the city are currently affordable but have contracts that will expire and leave them vulnerable to increased rents or condominium conversions. Currently, there are twenty-two (22) different expiring use buildings in Somerville representing a total of 152 units that are due to expire during the period of time covered by this Consolidated Plan. OSPCD has contracted for the services of a nationally recognized consultant with particular experience doing HUD and other mortgage and Section 8 contract workouts for Expiring Use developments to work with the City and our community partners to preserve these units as affordable.
- 1.2 Prevention of Foreclosures: In response to rising foreclosures (according to Warren Group data, foreclosures in Somerville have tripled over the past three years), the Housing Division, with the assistance of an intern from the Kennedy School of Government, is exploring some of the root causes of and strategies to prevent foreclosure. The City will explore the possibility of creating a revolving loan fund for homeowners who need assistance in paying their mortgage. The City will also work on increasing education efforts around avoiding foreclosure and will work with local banks and mortgage companies to provide post-purchase counseling.
- 1.3 Housing Rehabilitation Program: Since 1991, the City of Somerville has successfully operated housing rehabilitation programs that provide funding to low

and moderate-income residents for housing rehabilitation and heating system replacement. OSPCD is currently monitoring 140 ownership units that have received assistance. Every participating property has an affordability period during which low and moderate-income owners agree to maintain the property as their primary residence, serving to preserve the affordability of Somerville's housing stock. The City is committed to continuing this program over the next five years.

- 1.4 Lead Hazard Abatement Program: Since 2000, the City has identified the need for lead-safe housing in the community and has prioritized the abatement of lead paint hazards as part of an overall affordable housing strategy. As a recipient of more than \$10 Million in HUD lead grant awards, the City will provide 0% interest, forgivable loans to low and moderate-income homeowners to abate lead in both ownership and rental properties throughout the city. The City is committed to the continuation of the abatement of lead paint hazards as a priority over the next five years.
- 2.1 Elderly Housing: The City of Somerville has an aging population and a strong need to create housing opportunities for Somerville residents to age within the City. The Somerville Housing Authority and the Visiting Nurse Association both provide significant housing opportunities for both independent elders and those needing additional assistance. Over the next five years, the City will see completion of 99 units at the Assisted Living Facility built by the VNA at the former Conwell School site. In addition, the SHA will complete the demolition of the former Capen Court project and replace it with 95 units of more suitable independent elder housing. The City will also continue to explore further partnerships to increase the number of units set aside for elders throughout the city.
- 2.2 Homeownership Units: As Somerville is predominated by rental housing, homeownership is particularly difficult to achieve. For low and moderate-income households, it is particularly hard to find properties that are affordable. The City will work with local non-profit developers to build new homeownership units throughout the City. In particular, the Somerville Community Corporation will be building 60 units of housing at the former St. Polycarp's church site. 20 of these will be restricted to low and moderate-income buyers. The remaining 40 units will be sold at market-rate but will also increase the stock of homeownership units throughout the City.
- 2.3 Family Size Rental Housing: In an effort to prevent displacement, the City is focused on providing housing opportunities to Somerville's larger families. Decreased school enrollments and decreasing family size both indicate that Somerville's larger families are finding it harder to remain. The City will work to provide rental housing units that are adequate in size and affordable to larger families with children. At the St. Polycarp's village, many of the 24 rental units will be 2 and 3 bedroom units and the City will continue to explore opportunities to fund housing developments for families over the next five years.
- 3.1 Housing Rehabilitation Program for Rental Units: As mentioned above, the City has operated a housing rehabilitation program since 1991. This program provides low interest loans not only to homeowners for their own units, but is also available to homeowners whose tenants are of low and moderate-incomes. Owners taking advantage of these programs agree to maintain their rent at an

affordable rate, thereby increasing the amount of affordable rental property throughout the City. The City will continue to market and operate this program throughout the next five years.

3.2 Tenancy Stabilization Program: The City of Somerville Affordable Housing Trust Fund is an important asset operating in the city. In 2007, the Trust began funding of a pilot program operated by the Somerville Community Corporation providing rental assistance to low-income households. The Trust intends to continue funding this program throughout the next five years. Participants of the program receive funds to pay rent arrearages, moving expenses, security deposits or other housing related costs. They agree to work closely with a case manager to access supportive services and mainstream resources to decrease dependence on rental assistance in the future.

3.3 PASS and Wayside Rental Subsidies: The City provides rental assistance to two groups of individuals and families through HOME funds. The PASS program allows formerly homeless families and individuals to move into scattered site permanent housing rental units. The Wayside program provides housing in a congregate setting to homeless 18-21 years olds. Both programs require participants to pay 30% of their income towards housing costs and connect participants with case managers to address the underlying causes of homelessness.

4.1 Inclusionary Housing: The purpose of Somerville's Inclusionary Housing Ordinance is to retain and encourage housing opportunities for people of all income levels, and to mitigate the impacts of development of market-rate housing on the supply and cost of low and moderate income housing. Any private developer wishing to develop eight or more market rate housing units (home ownership or rental) must make 12.5% of the units available to low or moderate-income households as outlined in Article 13 of the Somerville Zoning Ordinance. The City continues to update and revise the ordinance to accurately reflect the intention of the ordinance and changing market conditions.

By ranking this as a high priority strategy the City recognizes the importance of the contribution that can be made by for profit housing developers in increasing the supply of both rental and homeownership affordable housing units in the city. Since its inception, the Inclusionary Housing Ordinance has provided for (55) affordable housing units that are restricted in perpetuity, with an additional 10 units in progress. Federal Realty Investment Trust, developers of the Assembly Square area, are developing a mixed-use urban village to include 2,100 residential housing units, offices, retail, hotel and entertainment businesses to be built near a future Orange line transit stop of which over (263) residential units will be made affordable to individuals and families.

4.2 Closing Cost Assistance: The City's Closing Cost Assistance programs provide up to \$5,000 to low and moderate-income households to assist them in the purchase of a home in Somerville. Provided in the form of a forgivable loan, this program serves to increase the rate of homeownership throughout the city, while simultaneously increasing housing opportunities for low and moderate-income households. The SAHTF also contributes funds to this program and the City expects to serve 15 households per year over the next five years through both programs.

- 4.3 Down Payment Assistance: For households with further barriers to purchasing a home, the City's Down Payment Assistance program is a key strategy. The program provides up to 15% of the purchase price of a home to low-income households. The assistance takes the form of a 0% interest deferred loan and participants agree to maintain the home as their primary residence. In addition, participants purchasing multi-family homes agree to maintain the rental units as affordable to low-income households as well. The City holds an equity position in the home and receives a return on the investment upon the sale or transfer of the home. The City expects to assist 1-2 households per year over the next five years.
- 4.4 Homebuyer Education: In addition to monetary assistance, first-time homebuyers need technical support in the purchase of a home. The City of Somerville has operated a homebuyer-training program since 1991 that is widely considered to be one of the most successful programs of its type operating in the Commonwealth. Since its inception over 3000 potential homeowners have participated in the program. Home Buyer training classes were offered with classes designed to help potential first-time homebuyers understand the steps in the home buying process. In addition to qualified housing staff members who conducted the training, guest speakers from public and private industry who represent the banking, real estate, legal and accounting fields, as well as various City agencies, provided valuable information on resources currently available. Graduates of the program receive a certification of participation that they can use to access special mortgage products and other opportunities. The Somerville Housing Authority has recently taken over the duties of providing the training, but the City is committed to supporting these classes over the next five years and working closely with the SHA to improve and expand upon this resource.
- 5.1 Continuum of Care Programs: The City of Somerville, in conjunction with the Somerville Homeless Providers Group (SHPG), applies for and receives close to \$1.5 million in competitive grant funds to operate a variety of programs for the city's homeless population. These programs provide permanent and transitional housing and supportive services. The City contracts for the services of a consultant each year to ensure the continued award of these funds and is committed to continuing the support for these programs over the next five years.
- 5.2 Creation of New Permanent Supportive Housing Units: Despite the efforts of the SHPG and the City to prevent homelessness and provide adequate affordable housing, certain populations require additional assistance. In particular, persons with substance abuse problems and mental disabilities with long histories of homelessness, chronic homeless, may be unable to live in a scattered site apartment on their own. The City will explore partnering with a non-profit developer and supportive service organization to create a housing development specifically for the chronically homeless in the next five years.
- 5.3 Homelessness Prevention Programs: Prevention of homelessness is a critical strategy for the City. Low-income households who are unable to pay their rent are often susceptible to homelessness and require significantly more supportive services once homeless than when able to maintain their housing. To this end, the City supports many prevention programs including tenant/landlord mediation, eviction prevention in the courts, case management and rental assistance. The City commits to continuing this strategy over the next five years.

- 6.1 Fair Housing: The City has had a Fair Housing Commission since 1989. This organization is charged with ensuring equal and fair access to housing for all of Somerville's residents. The Fair Housing Commission has recently been awarded \$10,000 over three years to increase awareness of and prevent discrimination against families with children due to the presence of lead in homes. The Commission will work over the next five years to conduct outreach to landlords and tenants, provide trainings and investigate claims of discrimination.
- 6.2 Lead Poisoning Outreach and Education: In addition to the Fair Housing Commission, the Lead Hazard Abatement program provides funds to educate the public on the dangers of lead paint to children 6 and under. This program conducts education sessions in schools and with local service providers to increase awareness of the danger of lead as well as to teach families tools to avoid poisoning. In conjunction with the Lead Abatement program, this strategy will decrease the incidence of lead poisoning in Somerville's children. The City will increase its outreach activities over the next five years.
- 6.3 Tenant/Landlord Rights Education: A key barrier to housing for many is a lack of understanding about tenant and landlord rights and responsibilities. The City has developed "The Tenant's Helper" in conjunction with the Cambridge and Somerville Legal Services, a local legal organization, and distributes it throughout the City to improve understanding of these concepts. This leads to fewer incidents of discrimination, fewer evictions and better relationships. The City updates the document annually and will continue to do so throughout the next five years.
- 6.4 Accessible and/or Adaptable Housing for Persons with Disabilities: Persons with disabilities are at an increased disadvantage when looking for housing. Most of Somerville's housing is older and not easily accessible. The City is committed to increasing the number of housing units in the city that are both accessible and adaptable for persons with disabilities. This will be attained through partnerships with local non-profit developers as well as strict enforcement of ADA requirements in all housing developments.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

In Tab C there is a narrative discussion of each project/program proposed related to Housing – including their individual funding sources, and in Tab E there is some additional information provided on each of these projects.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Response: The City addresses the needs of public housing throughout the public service grant process. In addition, programs offered by the City's Housing Division-discussed elsewhere in this document encourages housing residents at or below 80% of area median income to participate in homeownership counseling and lotteries for purchasing first-time homebuyer opportunities. Such programs include the City's Inclusionary Housing Program and affordable housing initiatives.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Response: Not Applicable.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Response: Please see the discussion on Affordable Housing Strategies above.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

Response:

The City of Somerville utilizes HOME funds to provide Down payment Assistance to income eligible households earning less than 80% of Area Median Income.

- The City can provide up to \$15,000 in the form of a 0% interest, Non-Forgivable, Deferred Payment loan which requires no monthly payment.
- Borrowers must sign a mortgage and promissory note which will be recorded at the SMD Registry of Deeds.
- The principal amount must be paid back when the property is sold or transferred.
- Borrowers must obtain city authorization in order to refinance.
- Acquisition costs cannot exceed 203B limits as published by HUD for Somerville Area
- Participants must evidence their ability to provide a minimum 3% of the purchase price from their own funds.
- Participants must be 1st-time homebuyers
- Participants must evidence completion of a 1st-time Homebuyer Education Class
- Participants must maintain the property as their primary residence.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Response: According to the 2007 Homelessness census, 248 Somerville residents are homeless. The City of Somerville has finalized its "Ten Year Plan to End Chronic Homelessness." Through collaboration between the Mayor's Task Force to End Homelessness and the Somerville Homeless Providers Group, the City has formulated nine goals and corresponding strategies to address the needs of the homeless population and end both chronic and non-chronic homelessness for families and individuals. These goals include:

- Increase permanent housing stock for the chronically homeless and increase number of homeless persons remaining in permanent housing.
- Transitional housing that is targeted to meet the needs of specific sub-populations and that enables an increased percentage of homeless persons to move from transitional to permanent housing.
- Increase percentage of homeless persons gaining employment
- Determine the prevalence of chronic homelessness in Somerville
- Improve Coordination of Services for Homeless Population by ensuring that Continuum of Care has a functional HMIS system.

- Develop a central prevention-oriented case management system for individuals and families at risk of homelessness so that basic services are accessible at one location.
- Increase awareness of Homelessness in community and support for solutions
- Prevent those at risk of homelessness and transient and episodically homeless individuals from becoming chronically homeless through early intervention.
- Provide appropriate housing options for severely disabled homeless.

The City of Somerville's Continuum of Care was recently awarded \$1,392,966 through the McKinney-Vento Homeless Assistance Act for twelve programs addressing the needs of Somerville's homeless and at-risk population through housing and rental assistance. In addition, the Somerville Affordable Housing Trust dedicates 10% of its annual budget to housing assistance programs in the form of grants. These funds are used to provide housing search assistance and eviction prevention services to Somerville residents.

Specifically, the City will continue to assist income-eligible individuals and families at risk of homelessness transition to permanent housing through the Prevention and Stabilization Services program. The City will also continue to assist homeless young people through the Wayside Inn. The Somerville Affordable Housing Trust will continue its renter revolving loan fund to assist tenants at risk of eviction. The McKinney-Vento Continuum of Care award recipients will provide a wide range of services, through the Somerville Homeless Coalition, Cambridge and Somerville Program for Alcohol and Drug Abuse Rehabilitation (CASPAR), Wayside Youth and Family Support Network, the Somerville Community Corporation, Just A State, Shelter Inc. and Transition House. The twelve Continuum of Care programs will serve a combined 400+ homeless or formerly homeless individuals and families, providing them with permanent or transitional supported housing, case management and other necessary services.

Emergency Shelter Grants (ESG)

(States Only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Response: Not Applicable.

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

Response: Many of the City's non-housing community development needs are interwoven with economic development needs. The Arts Union project in Union Square, the Wayfinding Kiosk, and the East Broadway Streetscape Improvement projects all seek to strengthen the local communities. The Wayfinding Kiosk will provide improved information for many people – particularly for persons with disabilities. The Arts Union project will continue to provide improvements to Union Square. And the East Broadway Streetscape project is planned to provide major enhancements to infrastructure along this stretch of road in both aesthetic and functional ways. However, the economic development projects also have a goal of improving the communities surrounding the projects.

Economic Development Objectives	Actions/Activities
1. Encourage investment and development in underutilized areas of the City.	Small Business Loan Micro-Finance Program, Storefront Improvement Program, Union Square Infrastructure and Kiley Barrel Pre-Development projects
2. Enhance vitality of existing commercial districts through support of existing businesses and attraction of others to support a healthy business mix.	Union Square Main Streets, East Somerville Main Streets, Arts/Union, Farmers Market
3. Increase local job opportunities	Pursue job creation through the sale of Yard 21
4. Enhance ability of Somerville residents to compete for local jobs.	Pursue job creation through the sale of Yard 21
5. Build a partnership between City government and community members to encourage participation in economic development initiatives.	Union Square and East Somerville Main Streets collaboration
Transportation & Infrastructure Objectives	Actions/Activities
1. Improve rail transit service to improve connectivity throughout the region for residents and businesses.	Green Line Extension Planning
2. Improve bus service within Somerville and connecting to surrounding communities.	
3. Enhance streetscapes, road and	East Broadway Streetscape Project

intersections to increase vitality in identified commercial districts.	
4. Reduce barriers dividing neighborhoods and districts in Somerville.	Washington & Prospect Design Project
5. Improve pedestrian and bicycle accessibility in the City to support active transportation alternatives.	
6. Improve infrastructure to comply with ADA requirements	ADA Streetscapes Project
7. Increase Somerville's role in regional transportation planning and improvements	
8. Improve basic utilities within Somerville	
Parks & Open Space	Actions/Activities
1. Renovate existing parks and open spaces to improve condition of Somerville's recreational areas and ensure attractive, safe, and accessible public lands.	Kemp Nut Park Reconstruction, 0 New Washington Street, Harris Park, Community Path, CHA Lot, Groundworks Somerville
2. Acquire more land to expand Somerville's total open space acreage and ensure access to open space in every neighborhood.	Kemp Nut Parcel Acquisition
3. Analyze and improve ADA access to parks and open space, as part of ongoing ADA compliance	North Street Playground, All parks projects
4. Increase tree canopy and green spaces to promote urban health and sustainability, and reduce the heat island effect.	Street Tree Planting Program
5. Increase Off-Leash Recreational Area (OLRA) opportunities throughout the city.	111 South Street Park
6. Create Green Performance Standards to raise the bar for sustainable design and building practices in city parks and open space projects.	
7. Craft a City brownfield acquisition strategy, with a goal of future brownfield conversion to parks and open space.	
8. Improve accountability and set departmental vision through a series of strategic planning documents.	

In addition to these overarching goals and objectives, most of the activities undertaken over the next year will be directed towards one or both of the City's NRSA's.

Public Service	Actions/Activities
1. To create opportunities for residents to improve their economic, social and political situation	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
2. Provide children with the best opportunities to live healthy and productive lives	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
3. Create education and leadership opportunities for youth to become involved in the community	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
4. Provide comprehensive programs for low income individuals and families who are having difficulty meeting their basic needs	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
5. Prevent and address homelessness by providing interpersonal and -systematic supports to undermine the causes of homelessness	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal
6. Provide services to support the elderly and persons with disabilities of all ages	RFP process for Public Services and Emergency Shelter Grants programs will select agencies to provide services to meet this goal

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

Response: Strengthening the community with a continuation of the Union Square Farmers Market will enhance the community, and attract an increased number of customers to local businesses, improving the streetscape and strengthening local businesses in low and moderate income neighborhoods through 2-3 new the Storefront Improvement Projects in 2008, and helping local business communities to identify common needs and opportunities through the formation of a second Main Streets Program East Somerville (in addition to the Union Square project) will create more jobs for low and moderate income persons, improve the quality of life for the low to moderate income persons, and the Wayfinding Kiosk will improve access to information and mobility for persons with disabilities in Union Square. The Main Streets project will go into its third year of an expected five-year program.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Response: According to the City of Somerville's 2008-2013 Consolidated Plan, the city's primary anti-poverty strategies are:

1. **Promote Affordable Housing**
 - Preserve and maintain existing affordable housing opportunities
 - Promote the development of new affordable housing units
 - Support eviction / foreclosure prevention programs and services
 - Expanding the supply of permanent housing for homeless individuals and families
2. **Foster Employment and Economic Opportunities for the low- and moderate income residents of Somerville**
 - Work collaboratively to promote employment training opportunities that prepare low-moderate income individuals for jobs that provide a living wage
 - Support English Language Learning programs to improve access to employment opportunities for Somerville's immigrant community
3. **Support the Delivery of Human Services**
 - Champion programs that support anti-poverty efforts including: college access, occupational safety, youth leadership, childcare assistance, financial literacy.
 - Assist low-moderate income families access programs and benefits that already exist, such as low-cost health insurance, childcare subsidies, basic food programs, utility rate reductions and the Earned Income Tax Credit.
4. **Seek Partnerships that improve the cost-effectiveness and quality of programs to assist low-moderate income individuals and families.**

Through the City's Housing Division, affordable housing will be promoted and strengthened through programs such as the housing rehabilitation, downpayment assistance, and tenant based rental assistance programs. New affordable housing will be supported through collaborations and grants to the city's Community Based Housing Organization (CHDO), and other organizations such as the Visiting Nurses Association and the Somerville Housing Authority. The City will work to save expiring-use properties, and eviction/foreclosure prevention services will also be supported.

The City's public service grants have funded many programs targeted at reducing the number of people living below the poverty level, including: ESL, citizenship classes and financial literacy workshops have enabled the immigrant & low income community employment opportunities and access to resources. Partnerships with the Career Source have provided residents with job search workshops and assistance with other resources. Computer training in public housing has enable residents to update their resumes and research job postings.

Childcare training programs and business management courses have enabled 5 Haitian women to start their own day care centers while another 5 women are working as day care assistants.

The CIT/LIT program introduced 48 youth ages 13-15 to a job readiness program that included team building and leadership skills development. Two 4 week training sessions with 24 participants each met to train youth for future employment in a camp program or other job opportunity when they were age appropriate. Youth received a certificate and stipend upon completion of the program. At least four of the program alumni have found jobs in the child care or youth counseling field due to involvement and/or recommendations from the program.

Affordable child care, infant/toddler care and summer camp tuition assistance are strong preventative measures to ensure that parents remain in the workforce while their children are in safe, stimulating care environments. The Boys & Girls Club After-school program served 60 children, Mystic Learning Center 40 and Elizabeth Peabody House 24.

Early intervention services offered by the Guidance Center provided 84 linguistic minority families to access services for their developmentally challenged children (ages 0 to 36 months). Early specialized services and parenting education enable many children to transition into day care programs so families could continue to work. Early intervention services are cost efficient in lieu of special needs education.

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Specifically, the City will continue to assist income-eligible individuals and families at risk of homelessness transition to permanent housing through the Prevention and Stabilization Services program. The City will also continue to assist homeless young people through the Wayside Inn. The Somerville Affordable Housing Trust will continue its renter revolving loan fund to assist tenants at risk of eviction. The McKinney-Vento Continuum of Care award recipients will provide a wide range of services, through the Somerville Homeless Coalition, Cambridge and Somerville Program for Alcohol and Drug Abuse Rehabilitation (CASPAR), Wayside Youth and Family Support Network, the Somerville Community Corporation, Just A State, Shelter Inc. and Transition House. The twelve Continuum of Care programs will serve a combined 400+ homeless or formerly homeless individuals and families, providing them with permanent or transitional supported housing, case management and other necessary services.

In addition, the City of Somerville will continue to pursue job growth and opportunities for people of very-low, low, and moderate income, and will advocate for job creation for local residents as part of the redevelopment of the Assembly Square area.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

Response: The Consolidated Plan identifies the following as medium to high priority non-homeless special needs:

1. Severe Mental Illness	High
2. People with Alcohol/Other Drug Addiction	High
3. Frail Elderly	Med
4. Developmentally Disabled	Med
5. People with HIV/Aids	Med

The City will continue to provide additional resources to target assistance for individuals and households that require permanent housing and supportive services for frail elderly, victims of domestic violence, formerly homeless teens and unwed mothers with children.

Actions taken to address special needs of people that are not homeless but require supportive housing are addressed in the Housing Section of this report.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Response: The City of Somerville has committed over \$5.2 million in CDBG and HOME funds toward seven housing developments. These include Somerville Community Corporation's Temple Street Condominiums with 15 affordable homeownership units; RESPOND's new emergency shelter, with eight family units for victims of domestic violence; Somerville Community Corporation's 109 Gilman Street project, which is a six-unit building for low- and moderate-income families; the Visiting Nurses Association's Senior Living Community at the former site of the Conwell School, providing 99 assisted living units for elderly residents (to be connected with the Somerville Housing Authority's new 95-unit senior housing development at the former Capen Court site); St. Polycarp's Village, an 84-unit rental and condominium community constructed by the Somerville Community Corporation; and the Just A Start House, a 12-unit transitional house for young mothers and children. The City will continue to provide resources towards those agencies serving the needs of individuals and households who are on the verge of homelessness or in need of counseling or other mediation services to stabilize their environments. The City is considering funding renovations to the Walnut Street Center which houses individuals who are receiving services from the Department of Mental Health and Mental Retardation. Our federal resources have leveraged both federal, state, public and private resources in all of these projects.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

Response: Not Applicable.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

Response: Not Applicable.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

Response: Not Applicable.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Response: Not Applicable.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Response: Not Applicable.

PROGRAM YEAR 2008 NEW AND EXPANDED SITE-SPECIFIC ACTIVITIES



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Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville

Housing

Parks & Open Space

Economic Development

Union Square NRSA

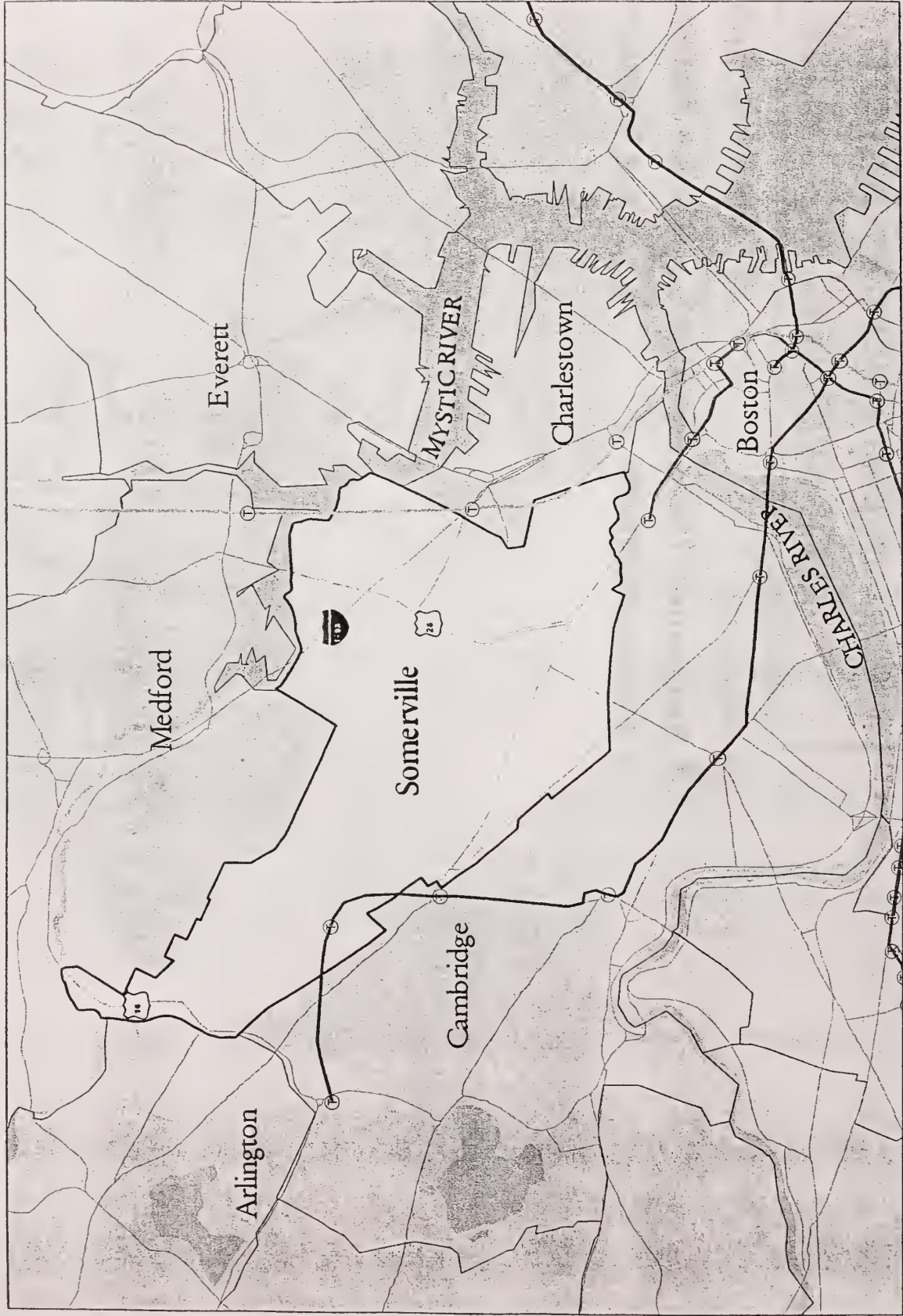
Transportation

East Somerville NRSA

0 0.25 0.5 1 Mile

N
Map - 2

REGIONAL CONTEXT

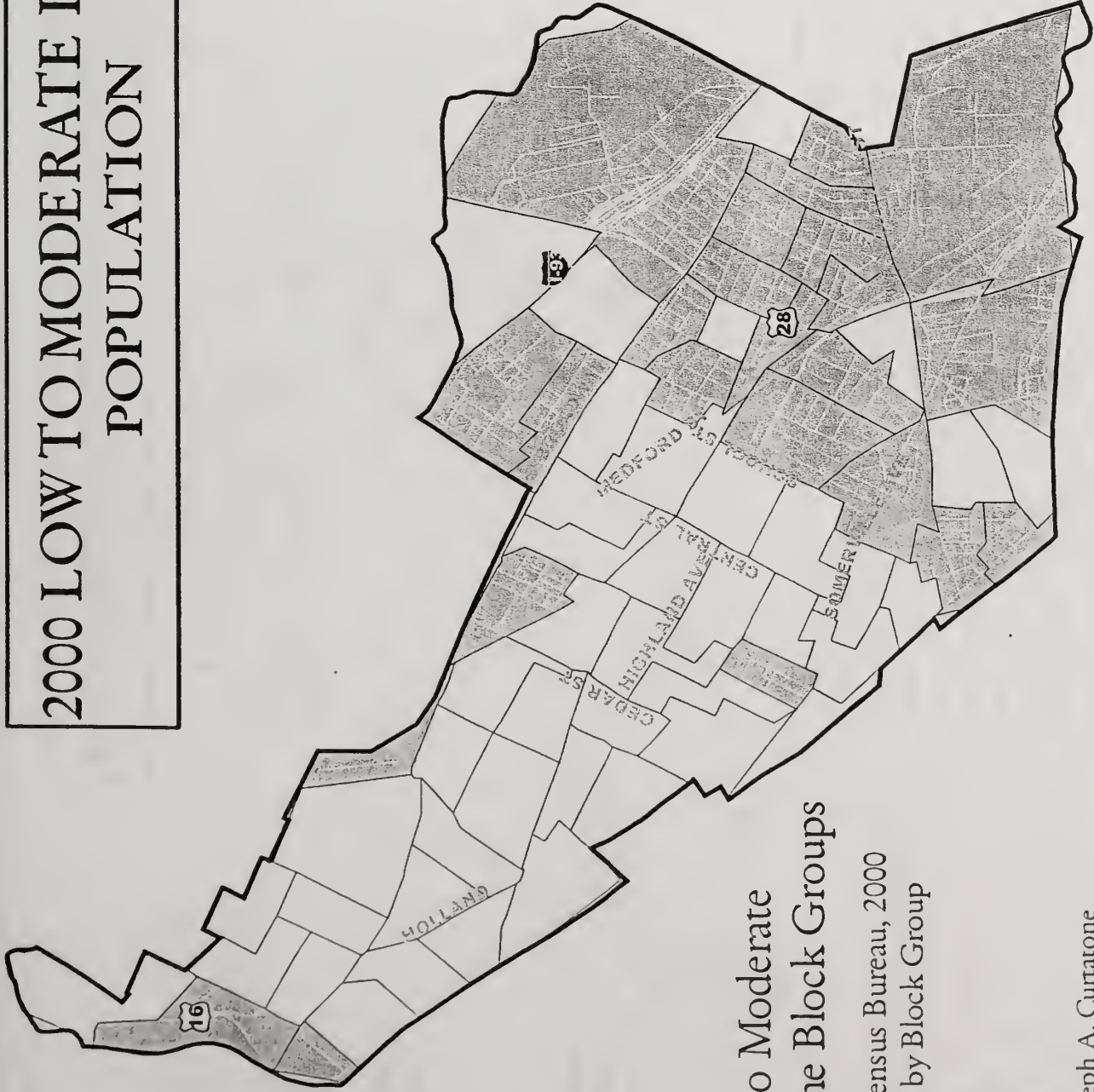


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Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville



Map - 1

2000 LOW TO MODERATE INCOME POPULATION



Low to Moderate
Income Block Groups

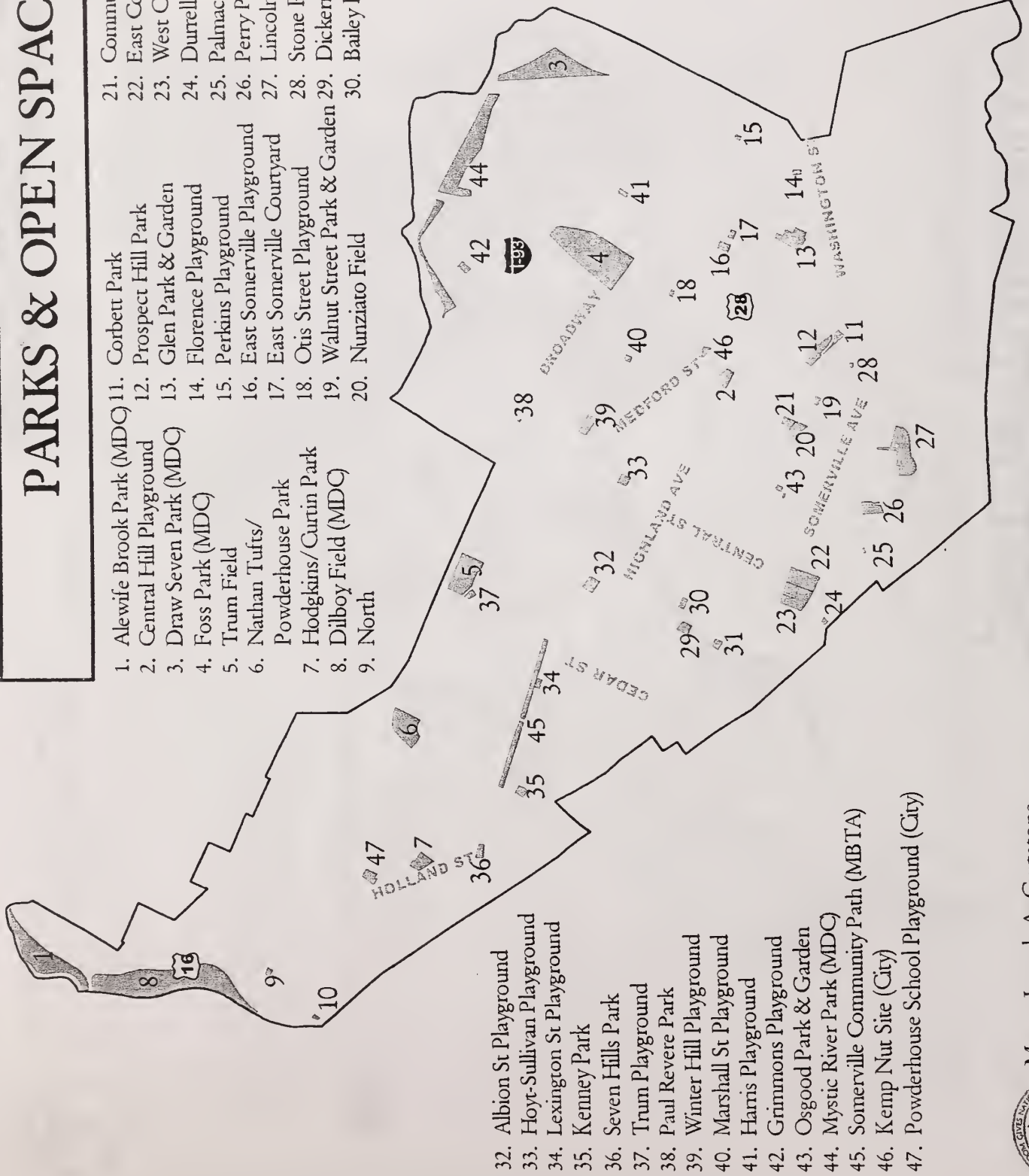
Source: U.S. Census Bureau, 2000
Data presented by Block Group

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Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville



Map - 6

PARKS & OPEN SPACE



1. Alewife Brook Park (MDC)
2. Central Hill Playground
3. Draw Seven Park (MDC)
4. Foss Park (MDC)
5. Trum Field
6. Nathan Tufts/ Powderhouse Park
7. Hodgkins/ Curtin Park
8. Dilboy Field (MDC)
9. North
10. Cedar St
11. Corbett Park
12. Prospect Hill Park
13. Glen Park & Garden
14. Florence Playground
15. Perkins Playground
16. East Somerville Playground
17. East Somerville Courtyard
18. Otis Street Playground
19. Walnut Street Park & Garden
20. Nunziato Field
21. Community Growing Center
22. East Conway Park
23. West Conway Park
24. Durrell Playground
25. Palmacci Playground
26. Perry Park
27. Lincoln Park & Garden
28. Stone Place Playground
29. Dickerman Playground
30. Bailey Park

32. Albion St Playground
33. Hoyt-Sullivan Playground
34. Lexington St Playground
35. Kenney Park
36. Seven Hills Park
37. Trum Playground
38. Paul Revere Park
39. Winter Hill Playground
40. Marshall St Playground
41. Harris Playground
42. Grinnons Playground
43. Osgood Park & Garden
44. Mystic River Park (MDC)
45. Somerville Community Path (MBTA)
46. Kemp Nut Site (City)
47. Powderhouse School Playground (City)

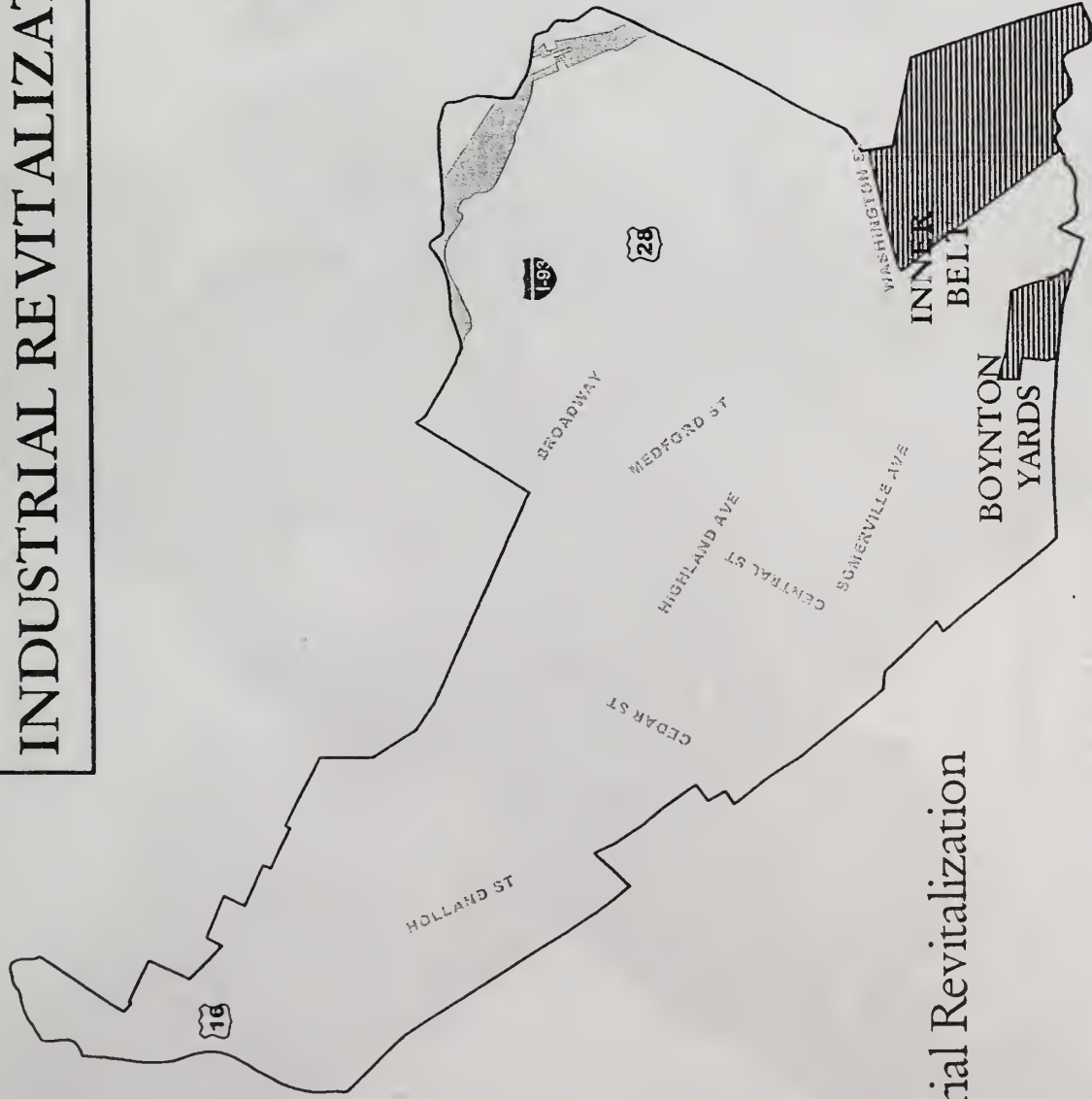


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Mapping prepared by City of Somerville

0.5 0 0.5 1 Mile

Map - 5

INDUSTRIAL REVITALIZATION AREAS



Industrial Revitalization Areas

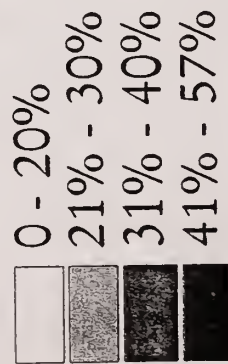


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0.5 0.25 0 0.5 1 Mile

Map - 4

2000 WORKERS (AGE 16+) COMMUTE TO WORK BY PUBLIC TRANSPORTATION



Source: U.S. Census Bureau, 2000
Data presented by Block Group



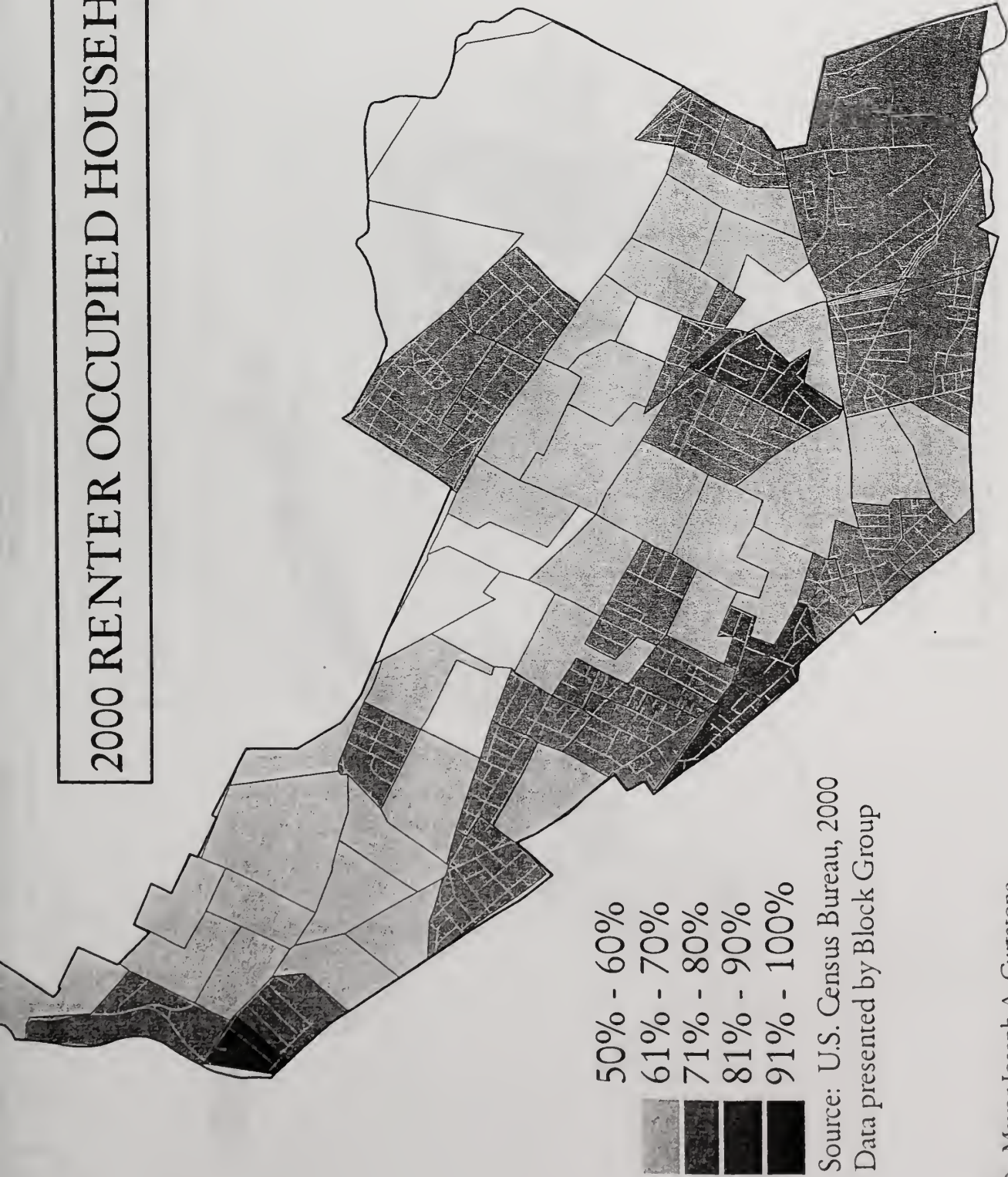
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Mapping prepared by City of Somerville



0.5 0.25 0 0.5 1 Mile

Map - 10

2000 RENTER OCCUPIED HOUSEHOLDS



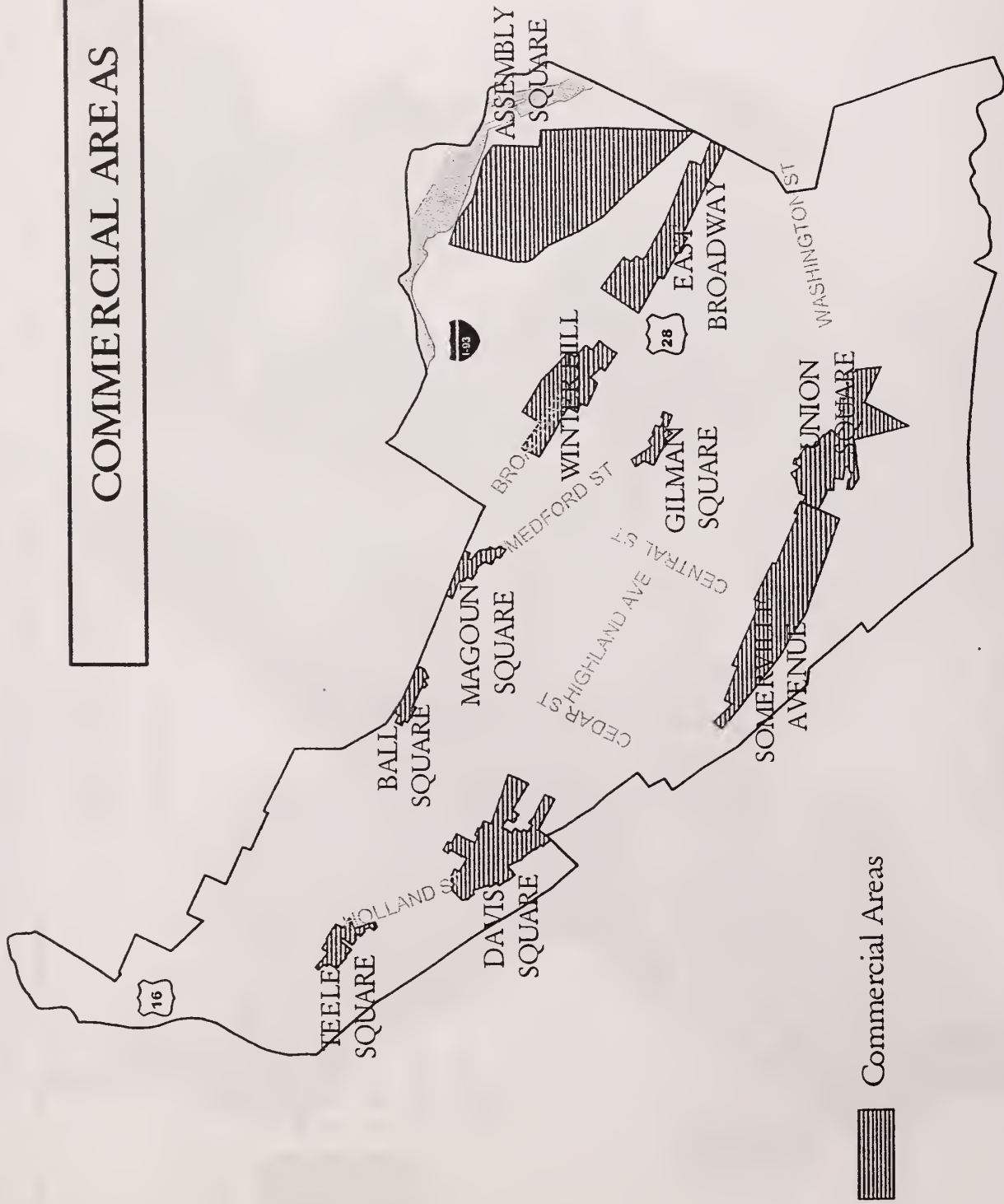
Source: U.S. Census Bureau, 2000
Data presented by Block Group



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Mapping prepared by City of Somerville



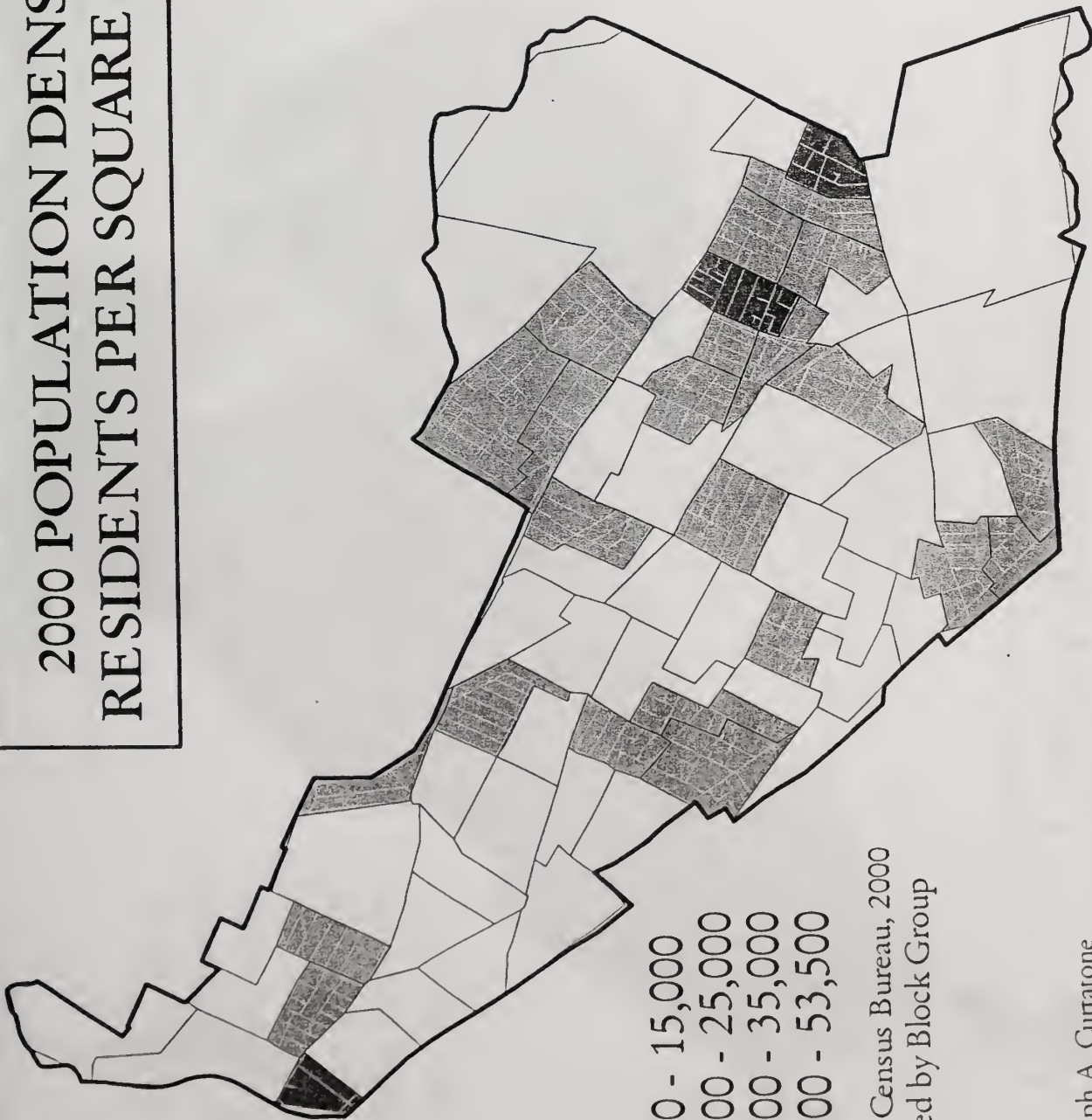
COMMERCIAL AREAS



Mayor Joseph A. Curtatone
 Office of Strategic Planning & Community Development
 Mapping prepared by City of Somerville



2000 POPULATION DENSITY RESIDENTS PER SQUARE MILE



1,000 - 15,000
15,000 - 25,000
25,000 - 35,000
35,000 - 53,500

Source: U.S. Census Bureau, 2000
Data presented by Block Group



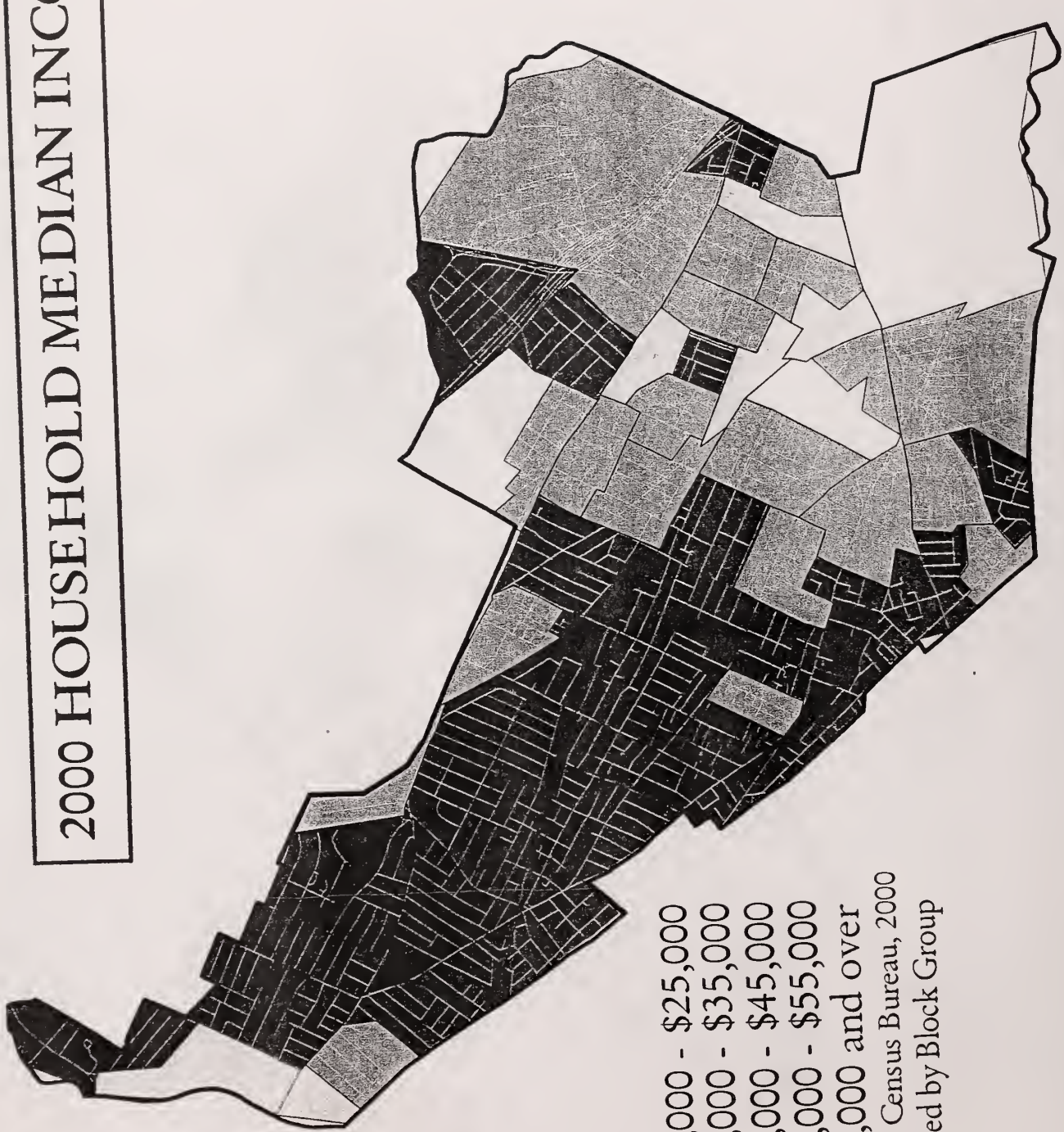
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Office of Strategic Planning & Community Development
Mapping prepared by City of Somerville

0.5 0.25 0 0.5 1 Mile



Map - 8

2000 HOUSEHOLD MEDIAN INCOME



\$14,000 - \$25,000
 \$25,000 - \$35,000
 \$35,000 - \$45,000
 \$45,000 - \$55,000
 \$55,000 and over
 Source: U.S. Census Bureau, 2000
 Data presented by Block Group



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 Mapping prepared by City of Somerville

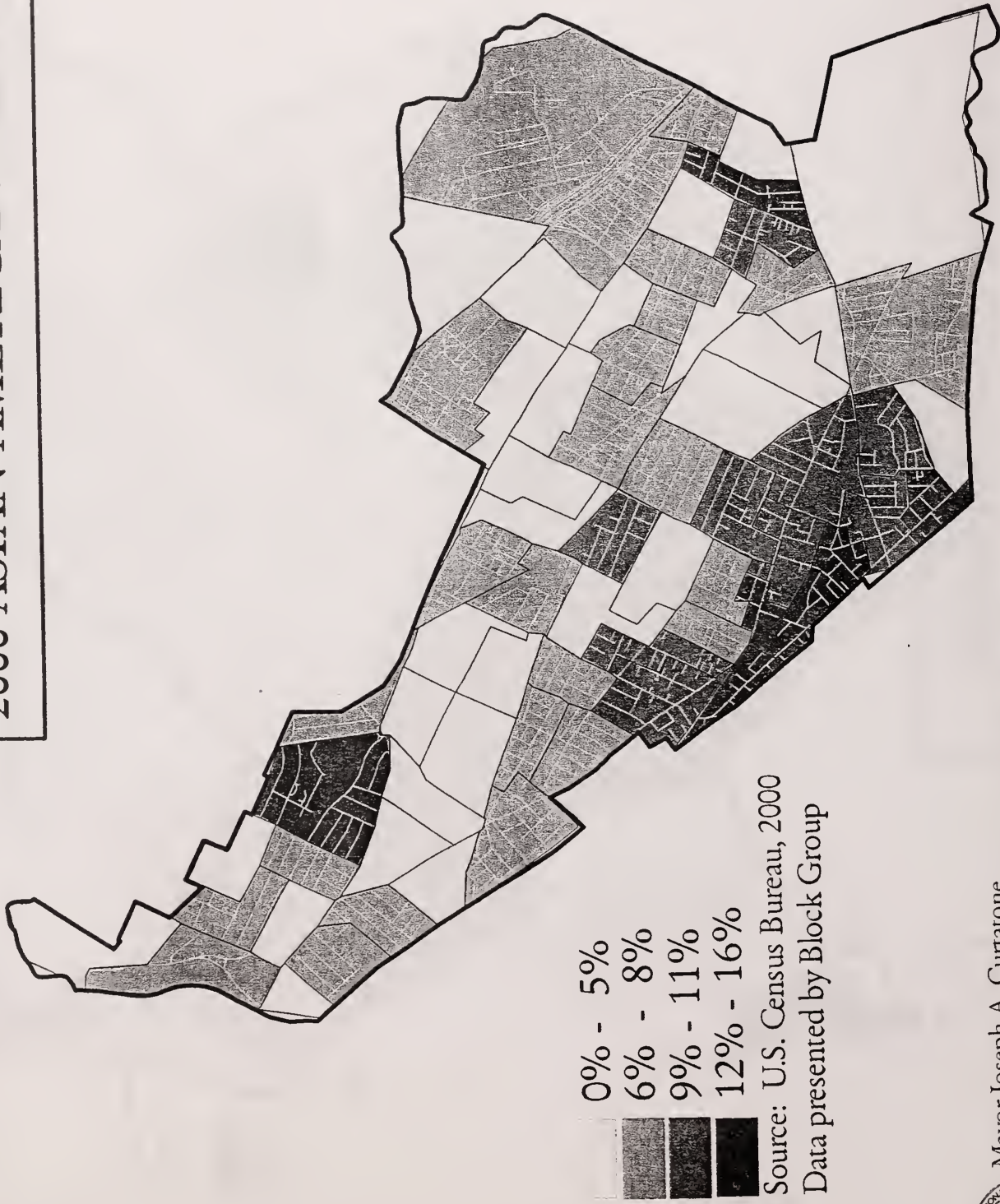


2000 MINORITY POPULATION



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2000 ASIAN AMERICAN POPULATION



- 0% - 5%
- 6% - 8%
- 9% - 11%
- 12% - 16%

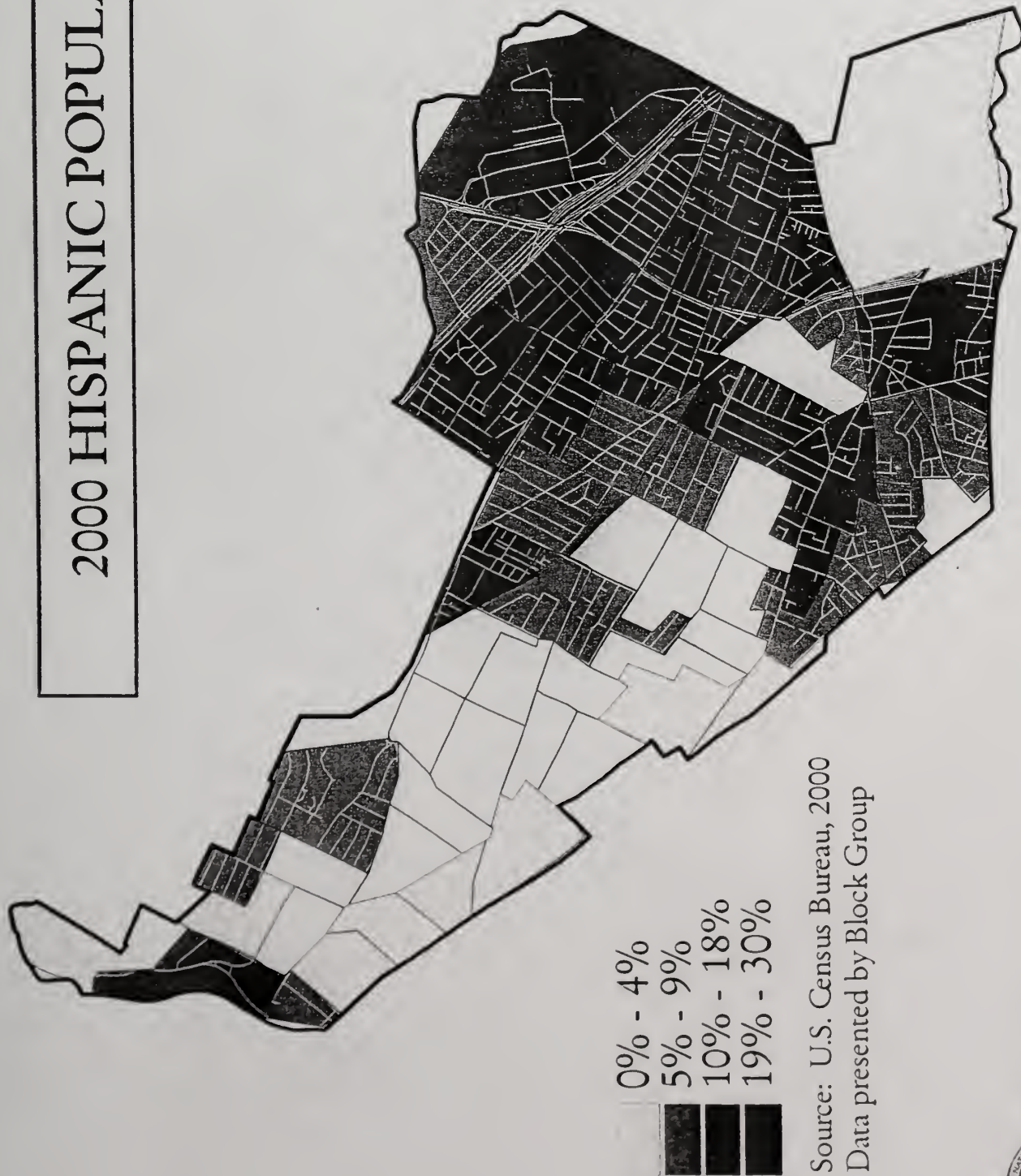
Source: U.S. Census Bureau, 2000
Data presented by Block Group



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Mapping prepared by City of Somerville



2000 HISPANIC POPULATION



Source: U.S. Census Bureau, 2000
Data presented by Block Group

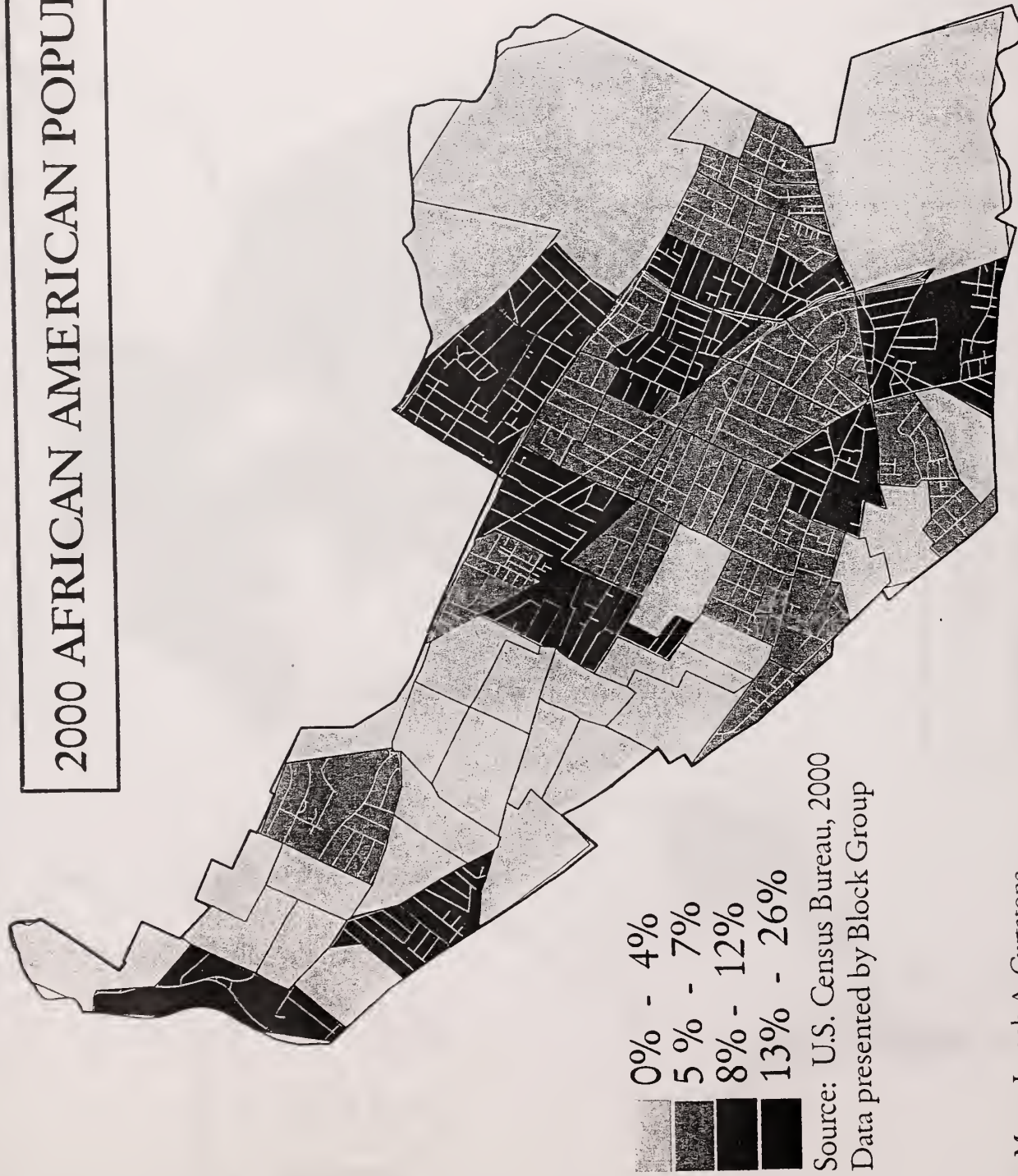


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Mapping prepared by City of Somerville



Map - 14

2000 AFRICAN AMERICAN POPULATION



Source: U.S. Census Bureau, 2000
Data presented by Block Group



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0.5 0.25 0 0.5 1 Mile

N
Map - 12

City of Somerville

Public Participation Process

2008-2009 One Year Action Plan

Draft

The Mayor's Office of Strategic Planning and Community Development (OSPCD) and the Mayor of Somerville feel strongly that community participation is critical to the successful creation, implementation and evaluation of the CDBG, HOME, and ESG programs. These programs primarily benefit Somerville's low- and moderate-income residents and as a result the City makes extra efforts to engage these residents in the community process. The City of Somerville's *Public Participation Plan* was created with this goal in mind and was carried out during this Consolidated Planning and One Year Action Plan process accordingly.

The development of the Consolidated Plan and the One Year Action Plan was an intensive collaborative planning process beginning in the summer of 2007. During the summer months, City staff undertook data analysis of the 2000 census and identified trends relevant to long-range planning efforts. These trends were compiled into readable maps and graphs to allow stakeholders an opportunity to easily view and react to the data.

Over the course of the fall, in connection with the one-year and five-year plan, the City hosted three public hearings. These public hearings were published in the Somerville Journal two weeks prior to the hearing dates. The notice also aired on the City's cable channel in multiple languages and posted on the City's website. Previous recipients of the CDBG and ESG funding were notified by e-mail.

The hearings were located in geographically dispersed locations to ensure that all residents could attend a public hearing close to their home. Two of the three hearings were located in Neighborhood Revitalization Strategy Areas (East Somerville and Union Square). All locations were confirmed to be ADA accessible. The times, dates, and locations of these public hearings are listed below for reference:

Public Hearing 1: October 11th, 2007 (7:00pm)

Capuano Early Education Center

Public Hearing 2: October 15th, 2007 (7:00pm)

Dr. Argenziano School

Public Hearing 3: October 16th, 2007 (7:00pm)

West Somerville Neighborhood School

At each public hearing, OSPCD staff gave an identical presentation to the public. This presentation included a general overview of HUD funding and the Consolidated Planning process and One Year Action Plan process including: the amount of assistance received from HUD annually, the range of activities that may be under-taken using these funds, the areas of the City where activities may be

undertaken, highlights of accomplishments from the 2003-2007 Consolidated Plan, and a description of projects and services underway with HUD funding. In addition, staff shared findings from the census data and listened as the community identified additional trends and needs. Copies of the most recently published Action Plan and Caper Report were also available to the public for reference. The first presentation was video-taped and shown on the Somerville Public Access Channel on October 18th at 7:50pm and October 23rd at 8:50pm. These dates and times were posted on the City website for the public to reference.

A thirty-day comment period was opened at the first public hearing and closed on November 13th, 2007. All community members at the public hearings were informed of this written comment period. In addition, it was posted on the City's website and in the legal notices. All comments received during this time period are located in the Appendix.

The City hosted six focus groups in follow up to the public hearings. The topics of the six focus groups included: housing, economic development, transportation, parks, historic preservation, and public services. These groups provided an opportunity to coordinate efforts with local leaders and stakeholders and develop priorities. A summary of the comments provided at each of the focus groups is attached.

The City completed and submitted the Draft One Year Action Plan and the Consolidated Plan to the Board of Aldermen on December 13, 2007. The draft One Year Action Plan and Consolidated Plan was then made available to the public in a variety of places including:

- All branches of the public library;
- Office of Strategic Planning and Community Development;
- By email or parcel post as requested; and,
- On the City website.

The public was informed that the Draft One Year Action Plan and the Consolidated Plan were prepared and ready for review through the posting of a legal notice on 12/13, 12/20, and 12/27. In addition, the City sent targeted e-mails to organizations received HUD and ESG funding, Boards / Commissions, and members of the community who attended the first three public hearings.

OSPCD hosted two additional public hearings on 12/3 and 12/8 to engage the community regarding the Draft Consolidated Plan and to seek community feedback on this proposed plan. The times, dates, and locations of these public hearings are listed below for reference:

Public Hearing 1: January 3rd, 2008 (6:30pm)
Capuano Early Education Center

Public Hearing 2: January 8th, 2008 (6:30pm)
Dr. Argenziano School

II. Public Hearing Transcript: October 11, 2007

Monica Lamboy – For tonight's agenda you have a packet with information. We will be going through the slides before we end we will be getting public comment from everyone here. Turn to your agenda, Welcome and introductions. We will talk to you about what is a Consolidated Plan and a little about a One Year Action Plan, which is a partner document to the Consolidated Plan. We have a lot of great accomplishments that we want to let you know about from 2003-2008. We have interesting data to look at for the recent trends and changes in population. In order to do the new planning we want to really ground it in data. We have a lot of data a little bit more then we will cover tonight, but it's in your packet for review. Then we will be open for public comments and we will talk about the next steps. A Consolidated Plan is required by HUD. It helps us allocate resources from our CDBG program, Emergency Shelter Grants and our Home Program, which is available for affordable housing. The goal over all is to development viable urban communities by providing decent housing and suitable living environment and expanding economic opportunities for low-moderate income people. We will be talking about low-moderate income populations, where they are and how we can work through our plan to aid those populations. The One Year Action Plan is a one-year plan that gets into a higher level of detail that helps us to define projects and targets that we are going to meet in one Year. Today we have to do both at the same time. Once we finish our 5-year plan we will be doing 4 additional One-Year Plan before the next period comes for a 5-year plan. This is a slide of resources that we have available from HUD. What you can see since 2003 is we have had some reductions but the last 2 years have been leveled off and we will see for the future what the resources are available. We have approximately 4 million dollars per year available, which 3 million of that is from our CDBG Program, \$900,000 from home and our Emergency Shelter Grant is approximately \$120,000. This is a slide that shows us the different block group areas where there are low-moderate income populations. These are the areas that we are open to spend the HUD resources, although we will be looking at a plan for the whole city. We will be looking at places where we can spend HUD resources. The far right side of the map is East Somerville and going out towards the left is the western part of Somerville. Moving on to accomplishments under the prior plan.

Philip Ercolini – My name is Phil Ercolini, I am the Director of Housing for the City of Somerville. The first chart illustrates our goals and objectives for the Con Plan period. As you can see the City and the Housing division has succeed their goals and expectations. If you look at the first category for creating affordable housing that incorporates, first time home buyer programs, rental programs. The second column is senior housing where we capture both assisted living and the independent elderly. The third category creating housing for homeless folks have been very successful in that area and we will talk about that later on and the 10-year plan to end homelessness. The fourth category avoiding poverty concentration and housing development part of both are rehab program. We have rehab throughout the City particularly trying to avoid concentrating on low-income folks on any part of the City. Increasing home ownership we have been very successful in that area and again a scattered site throughout the City so that were not concentrating on poverty. Our last category is rehabilitation of our housing, which we will talk about in the next few slides. The first slide is our lead hazard abatement program. The City has been very successful in the past 6 years and in the past 3 we received over \$6.8 million dollars for 2 different type grants. One is the HUD Healthy Homes program, which is a new demonstration grant that provides the City not only funds to abate lead hazard but also to expand education and outreach. We partnered with the Somerville Board of Health and School Administration to teach children about lead hazard and we are drastically reducing the childhood lead poisoning. It works very well with our housing rehab program as you can see we help 20-30 homeowners every year. Because some of those properties are 2-3 family homes we are also able to assist some of the tenants in the rental units there and works very well with the lead

start a rehab for money. It gives the housing division more bang for the buck sort of speak. Typically rehabs are anywhere between \$25,000-30,000 range to abate a unit of lead is \$15,000. It requires a great deal of money. One of the City's strategies is meeting the needs of the homeless. We've been very successful in the past 5-6 years in securing HUD funds and working for forming a partnership with the Somerville Homeless Providers Group. The focus of HUD last year and the following years is going to be permanent housing. We also drafted and approved the 10 year plan to end homelessness were very proud. We continue to have an annual summit and working with the Somerville Homelessness Providers Group, whom do the annual census. We have been able to get the major stakeholders to begin to pay attention to homeless and try to find appropriate housing for them. The next slide deals with our affordable housing development program. We have been very successful in our partnership with the Somerville Community Corporation. They completed a 15 unit affordable home ownership, which is called the Temple Street Condominiums. Somerville Community Corporation acquiring a particular site from the Archdiocese from Boston and were going to continue to work with the archdiocese of Boston as their properties continue to close. The other is the Next Step House, which is sponsored by Just A Start Corporation, which is a Cambridge based non-profit organization. This facility is at 1313 Medford Street. Very successful project, for young mothers and their children, were able to secure 3 project based section 8 vouchers from the Housing Authority. What we have coming up this year is St. Polycarps, the former church. Once again the Somerville Community Corporation was successful in acquiring all their properties and the City committed \$1.6 million in home funds to development a multi unit and multi use facility next to the Somerville Housing Authority property on Mystic Ave and Temple Street. The next is the Conwell-Capen assisted living facility. The visiting nurse association was successful in acquiring the former Conwell School from the City and their developing what we call Continue of Care a model project 99 units of assisted living, Senior housing units which include HUD 202 independent living and their cooperating through the Somerville Housing Authority their existing Capen Court project. The development will be torn down and built adjacent to the Conwell-Capen assisted living facility. Were proud of that and this is the first time a public housing authority company was able to secure not only federal funds and home funds but also tax credits. The entire facility of the 2 projects leveraged about \$75 million in public and private funds.

Penny Snyder - *My name is Penny Snyder. I am the Public Service and Emergency Contract Monitor for the City of Somerville. This slide delineates the Public Service goals and accomplishment for the last 4 years. Social service agencies have reached these numbers by leveraging funds from multiple sources. For example, in goal*

1. Agencies have provided safety net planning to clients experiencing domestic violence. Youth have been taught conflict resolution strategies. Youth programming has provided safe alternative locations for youth to meet and ways to avoid involvement in negative behaviors.
2. Homeless and near homeless clients have received case management services. Tenants dealing with evictions have been taught how to defend against their eviction and/or negotiate an agreement with the landlord.
3. Clients have been trained and supported as they organize educational topics and presentations to their peers and the community as a whole (around health topics)
4. Newcomers to Somerville have received ESL and citizenship classes, have attended community workshops to familiarize them with community services available and have learned to advocate for themselves
5. Social service agencies have provided medical & nutritional transportation services to the elderly and disabled resident to enable them to remain independent

Additionally, recreational, educational and employment programming has been developed for elderly and disabled residents.

This slide indicates who benefits from public service funding. The photo is the July graduation of the Counselor in Training/Leadership in Training – A job readiness program for youth ages 14 through 16. Twenty-four youth graduated. For many this is their first job.

Ellen Schneider – My name is Ellen Schneider and I'm a project manager for Parks and Open Space. I'm going to talk a little bit tonight about the accomplishments that we have seen there. Since 2004 we have renovated and redesigned 11 parks, playgrounds, community gardens, or other open space in the City. Which includes 6 parks and community gardens in construction this year so were very proud of those achievements. That includes playgrounds such as Florence Playground and Corbett McKenna Playground, which is part of Prospect Hill. In our playgrounds were really looking to update site improvements and also safety surfacing for children. Currently were working on 6 parks currently, which includes the Ed Leathers Park behind the high school and also Perry Park on Washington. All these parks have been redesigned for relaxation or recreation. I will talk a little about transportation and Infrastructure as well. We have seen many accomplishments in recent years and this is also through both HUD funding and leveraging that money for state monies. That includes improvements to lower Broadway, working on Assembly Square, extending the community path and doing regional planning including the Green Line Extension. And some alternative transportation initiative working with Shape up Somerville, bicycle committees, and trails committees working on those projects. That includes projects like the Orange Line, plan for Assembly Square and the new Semasa Bus shelters popping up around the City.

Monica- Under the Economic Development we've have a number of accomplishments. This includes 9 Store Front Improvement's that were done in the past 3 years. We have also seen jobs created with the reopening of Assembly Square Market Place. We have been able to inquire some strategic parcels, including Kiley Barrel, Yard 21, some parcels in Boyton Yards. We do that in order to use those to leverage economic development activity. We want to make sure they came back into re-use for a purpose to benefit the community. We also completed a Hotel Study in 2007 to analyze the market. We had a very successful design competition for the Brick bottom area. This is an industrial area and their were over 200 different groups that came up with very interesting and creative ideas for how that space can be used. Were about to publish the official publications and will be available at our office of Strategic Planning and Community Development and also the Boston's AIA will be selling it on their website. We have also put together a welcome kit for new business. Welcomes them to the City and how they go about getting a building permit, appropriate licenses, ect. As they join the community. Other accomplishments include support for our Union Square and East Somerville Main Streets. Both of these organizations have a lot of energy, working on community events and drawing people into the neighborhoods. When they bring people into these neighborhoods they come see the shops and restaurants available. It's a great marketing tool and they are great partners to work with. We have a small business loan program with the organization called Accion. Accion is bi-lingual for services in multiple languages and is geared toward working with a small business person who needs a start up loan or a loan to grow their business. They are another good partner to work with in the economic area. We participated in the bio international conference that took place late this spring. We partnered a local business and some of the developers in the area to promote Somerville as a destination for biotech and life science industry. Another important area we work on is Historic Preservation. The City is fortunate in having wonderful historic assets and we work on ways to maintain, preserve, and restore those

assets. Some of the work we do is repair and maintenance of municipal buildings. They are apart of our historic culture as well. We offer technical support and financial assistance. We have designated local historic districts. We do research and photography, and education outreach. Some specific accomplishments during this Consolidated Plan period was the emergency stabilization of the Bow Street Police Station. We have also done restoration work at the Milk Row Cemetery. Stabilization at the West Branch Library and an effort that took some time was the City wide surveys of 200 properties to look at them for historic districts. In a nutshell those are some of the accomplishments from 2003-2008 some of those were HUD funded others were funded from other resources. Now that we embark on our new plan from 2008-2013 were going to ask ourselves were the goals that we set 5 years ago successful? Are there goals we still want to continue? Have there been changes in the environment that may lead us to new goals that we want to embark on and from those goals are projects. Why were here today is to talk about change in the neighborhoods and what you see in your community and how that can help us come up with goals for the next five years. So I'm going to go into some slides and this is some data that we were able to come about from other sources. Our first map here talks about population change and some areas have grown and some declines. Talking to some regional experts in population one of the reason for decline is the household size has been reducing in the area. As population age's people have been having fewer children. On the other hand we are seeing population growth of greater than 25% that means more people coming to the area and we need to look at that because we also need to make sure we have services available for them. That's why we look at population change. Another interesting fact to look at is the density of population. We want to make sure are services are where the residences are living. This is a map that shows the areas that are more or less dense in terms of residential living. Another aspect of this plan is to provide services to people who have limited English speaking. This map shows us where the larger percent's of minority populations live. In this neighborhood in East Somerville we do know that we have large numbers of people who don't speak English at home or at have limited English so we want to make sure that City services are available for everybody that lives in the City. Household Median Income. Another really key factor. We see immediate income that does vary across the City. Again with the Con-Plan are focus is on the low and moderate-income population and providing job opportunities. So this map shows us where some of those concentrations may lay in the City.

I'm going to move specific areas around housing. The Con-Plan is an incredibly important aspect of that plan and we want to make sure we use the limited resources we have to leverage outside funds and be successful as we can provide additional units. Some important statistic's 32% of Somerville Household expend more than 30% of their income of for housing. 30% of 130 of your income is a benchmark is what has been acceptable in how to pay for housing. 15% spend more than 50% of their income for housing. If we think about our own lives and what it would mean to us to spend 50% of our income, what about medical care, food, clothing, and other needs. This is a particular population that we want to work with to get them into a position either for job opportunities or affordable housing to get them into a better position to support the families. We have found from census data that 4% of the household has experience some level of overcrowding. That's defined has more than one person per room. Even today 1% of housing units lack complete plumbing or kitchen facilities. Through our rehab program we want to reach out to those households and property owners to make sure they have the facilities that are needed.

Percent of renter occupied housing versus owner home occupied. With the amount of triple Decker's in the duplex we do have a high % of renters. Change has been accruing recently with the condo conversions. Actually this slide shows the number of condo units that existed from 1989 to 2006. You do see and upward trend which offers more homeowner's opportunities for people. On the upper level is about apartments. What is the average rent for apartments in Somerville?

Interestingly from 2001-2006 there has been a decline in the monthly rental rate for apartment housing in the City. Which maybe be part of the housing market change that were seeing and may want to talk about the changes in the residential market.

Public Services. When Penny talked about the services reviewed for the services available for seniors. We want to look at those populations are and what there needs are. 25% of Somerville residents were born in foreign Countries. 19.4% of Somerville residents have a disability. These are large numbers and these are populations that we really need to identify on what their needs are. And we have statistics on again income for household. 16.6% of Somerville children speak a language other than English at home. This map shows where some of the social services are and what kind of work they do. You can see that a lot of the services are properly located in the areas where the people who need those services.

Parks and Open Space. As the most density population city in New England we also have limited open space available to us. So we want to use it well, and have high quality parks that people will be able to access. We only have about 4.7% of the total land area in the City, which is in parks and open space. We own less then half of that and we have a partnership with the state to maintain the other properties. This is a map that shows us where the 47 parks and open space are located in the City. In one of those things we done with that map is to look at the accessibility of the different parks. This map shows ¼ mile radius around each of the parks so what is nice to see here is that your within a 5 minute walk to a park. There are some areas that aren't covered yet but this is a good map to target and help us move forward.

Transportation and Infrastructure Despite the model size of the city we have over 100 miles of streets that need paving. We have 163 miles of sidewalk. Those are major infrastructure investments and there is a cost per mile for resurfacing those streets. Also on transportation one of the major focuses is access to public transit. This just shows how people get to work that is affordable and easily accessible to them. This map shows you what % of people use public transit to get to work. What you can see in the Davis Square area is over 40% of the residents in that area will use public transit to get to work. Imagine once the green line comes in and lots of other neighborhoods are open up to transit. Some of the economic development data we look at is number of jobs in the area and unemployment rate. This is a table of some of the large employers of the City. Another data source that tells us the economic health of the city is the amount of Construction permit activity. So this graph shows us how many permits have come in. It's a variable statistic. One large project can result in an up bump in one year and a lot of smaller projects can actually end up with a smaller amount but it's a static that we look at regularly.

In terms of Historic Preservation one of our major programs is the demolition review process so that the Historic Preservation Commission reviews anything that is over 50 years. This gives the static's of the kind of reviews that they have done. This is some of the location of Historic sites. Historic sites are not only good for the community mentally and historically but they are a great economic development opportunity. We have walking tours that people will see the historic resources and be introduced to the different aspects of Somerville. With that we are open to hearing your ideas, information needs in the community, and where do we want to go in planning the next 5 years in terms of planning for the City of Somerville.

Danny Leblanc – I work at the Somerville Community Corporation chief executive officer. One is this we will offer this up in writing. Last night we had a full house of East Somerville residents and our organizations been working with people the on the East Somerville Innovative. It has a lot of areas for areas for the Con Plan. Second thing in this sort of speaks to how we experience the housing affordability crunch in Somerville. I attended a session at the Boston Foundation this morning. The Greater Boston Housing Report Card and its regional so the statistics are not

necessarily to Somerville but they include Somerville there were a bunch of alarming things in there. I would say the most alarming and encourage the City to think about this in how we plan for the future. There were 2 statistics that were just opposed. One was the median income of renters in the region, which have been going down in the last 2-3 years. That's shocking, this is going down, and so the median incomes of renters of the homeowners have gone down. The rents have actually gone up in greater Boston in the last 2 years. So despite condo conversion we still live in a city that is still occupied by 65% by renters. If you judge by the greater Boston statistics their incomes are going down while the rents are going up. The figures that Monica presented earlier have to do with how many people are paying more than 30% of their income for rent and how many are paying more than 50%. We ought to look at this as a plan for the City and for my organizations be part at least looking for and dealing with that problem. The third is Affordable Housing. There is nothing like having targets. One measure that some people have used over the years is the 10% Chapter 40B affordability. Whatever we use we all need to have target that were all trying to reach in terms of the production and affordable housing units on the rental side. We continue to want to be partners with the City and helping produce and solve those problems. Thank you.

Susan Bremer – Hi my name is Susan Bremer I live in Union Square section of Somerville. One of the things I'm interested is a transportation plan that is more comprehensive than waiting for the Green Line extension. Last week I had the opportunity to try to get to the TAB building (Tufts Campus) to the Diesel Café (Davis Square). As I was approaching Davis Square all of a sudden I realized this is going to be tricky crossing the street. But for me to get to where I wanted to go I had to take a funny route. I wonder how the City is going to approach accommodating multi modes of transportation on our already crowded streets.

Monica Lamboy – Before we wrap up we want to talk about next steps. You can put your public comments into us in a number of fashions. We will actually be at two additional meetings next week. October 15th at the Argenzino School @ 7:00 and October 16th at the West Somerville Neighborhood School. If you aren't able to attend you can reach us by email and we do have a special section of the website dedicated to this plan. So as we move forward you will be able to get regular activities on this process. We are also having some focus groups talking to some experts in different areas one around affordable housing and homeless, parks and open space. If anyone is interested in joining the focus groups let us know. The slide shows the next steps. We have a public comment period open till November 11th. Sometime in mid December we will be presenting a draft plan to the BOA to officially get it to them. We have a second public hearing early in January and it's important and required by HUD that we come out and speak to community members right now to get info about issues. Then we want to come back to you and show you the strategies and goals and get your input again and get a document that works for the Community. So that will take place around January 7th. After that we have another public comment period and we will have documents on the website so people can read them remotely if they wanted to. We are aiming for approval by the BOA in mid February and then once we secured their approval we will submit it to HUD. Again thank you everyone for coming the Office of Strategic Planning and Community Development is very happy that you were able to join us this evening.

III. Public Hearing Transcript: October 15, 2007

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Dana LeWinter - Hi. My name is Dana LeWinter. I work in the Housing Division. I'm going to go over some accomplishments that we had in the last five years in the last Con-Plan. As you can see here, we create 5 year goals which range from senior housing, housing for the homeless, to creating home ownership opportunities. We set those goals and plan to meet those goals in the next 5 years. One of our main programs is the lead hazard abatement program. We recently received \$7 million over 3 years in order to do lead abatement in homes and a lot of education on keeping children safe and preventing lead poisoning. We also do Housing Rehabilitation. Somerville has extremely old housing stock which is great, but in order to maintain those properties, especially for our low and moderate income populations, we offer low interest loans in order to rehab those properties. Out of that we get rental properties that are affordable. We also work on housing for the homeless. We have Emergency Shelters to Transitional Units and now were focusing on permanent housing for the homeless. We do that through scattered site units for people who are homeless, rental assistance to help them get into a home, and preventing homelessness by providing legal assistance and assistance with their rent. Here you will see 2 projects that are samples of what we have done in the past 5 years. On your left you will see the Temple Street Condominiums that were recently completed. 15 condominiums for first time home buyers for both low and moderate income households. Your right is the next step transitional housing. Another type of housing for people who aren't ready for their own home yet. Especially for young mothers and children. We assist them with their rent and support services and hopefully move into permanent housing. We have 3 large projects coming up in the next year that are underway. At St. Polycarpus we have a multi 10 year property for rental.

housing, and commercial development. Then we have 2 large senior housing developments being built in the West Somerville area.

***Penny Snyder** - My name is Penny Snyder. I am the Public Service and Emergency Contract Monitor for the City of Somerville. This slide delineates the Public Service goals and accomplishment for the last 4 years. Social service agencies have reached these numbers by leveraging funds from multiple sources. For example, in goal*

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4. Newcomers to Somerville have received ESL and citizenship classes, have attended community workshops to familiarize them with community services available and have learned to advocate for themselves
5. Social service agencies have provided medical & nutritional transportation services to the elderly and disabled resident to enable them to remain independent. Additionally, recreational, educational and employment programming has been developed for elderly and disabled residents.

This slide indicates who benefits from public service funding. The photo is the July graduation of the Counselor in Training/Leadership in Training – A job readiness program for youth ages 14 through 16. Twenty-four youth graduated. For many this is their first job.

Arn Franzen – Hi. My name is Arn Franzan. I am the Director of Parks and Open Space. The Parks and Open Space Program in the City of Somerville is doing very well. In the last few years we have completed many projects. As Penny has stated with her projects it is also true with our project. We take Block Grant money and leverage it with state or federal funds to accomplish our larger goals. You can see a number of parks that we have completed in the last 4 years. Perry Park and Stone Place is scheduled for a fall opening it actually is opening this Saturday. In Somerville, we have a limited amount of Parks and Open Space. So I'm happy to show you that we have renovated 3.2 acres in the last 4 years. I also wanted to review the Transportation and Infrastructure projects that we have got going for the City. We have a number of great projects from Lower Broadway, Inner Belt, Assembly Square, working with people in the Community to extend the community path. Other projects are bicycle and walking pathways. Working with the bicycle committee, shape up Somerville, and the state trails committee. Some of the projects include the new orange line stop and green line. This is an example of a Semusa bus shelter popping up all over the city.

Martha Tai - Under the Economic Development we've have a number of accomplishments. This includes 9 Store Front Improvement's that were done in the past 3 years. We have also seen jobs created with the reopening of Assembly Square Market Place. We have been able to inquire some

strategic parcels, including Kiley Barrel Yard 21, some parcels in Boyton Yards. We do that in order to use those to leverage economic development activity. We want to make sure they came back into re-use for a purpose to benefit the community. We also completed a Hotel Study in 2007 to analyze the market. We had a very successful design competition for the Brick bottom area. This is an industrial area and there were over 200 different groups that came up with very interesting and creative ideas for how that space can be used. We're about to publish the official publications and will be available at our office of Strategic Planning and Community Development and also the Boston's MIA will be selling it on their website. We have also put together a welcome kit for new business. Welcomes them to the City and how they go about getting a building permit, appropriate licenses, ect. As they join the community. Other accomplishments include support for our Union Square and East Somerville Main Streets. Both of these organizations have a lot of energy, working on community events and drawing people into the neighborhoods. When they bring people into these neighborhoods they come see the shops and restaurants available. It's a great marketing tool and they are great partners to work with. We have a small business loan program with the organization called Accion. Accion is bi-lingual for services in multiple languages and is geared toward working with a small business person who needs a start up loan or a loan to grow their business. They are another good partner to work with in the economic area. We participated in the bio international conference that took place late this spring. We partnered a local business and some of the developers in the area to promote Somerville as a destination for biotech and life science industry.

Monica Lamboy - Another important area we work on is Historic Preservation. The City is fortunate in having wonderful historic assets and we work on ways to maintain, preserve, and restore those assets. Some of the work we do is repair and maintenance of municipal buildings. They are apart of our historic culture as well. We offer technical support and financial assistance. We have designated local historic districts. We do research and photography, and education outreach. Some specific accomplishments during this Consolidated Plan period was the emergency stabilization of the Bow Street Police Station. We have also done restoration work at the Milk Row Cemetery. Stabilization at the West Branch Library and an effort that took some time was the City wide surveys of 200 properties to look at them for historic districts. In a nutshell those are some of the accomplishments from 2003-2008 some of those were HUD funded others were funded from other resources. Now that we embark on our new plan from 2008-2013 were going to ask ourselves were the goals that we set 5 years ago successful? Are there goals we still want to continue? Have there been changes in the environment that may lead us to new goals that we want to embark on and from those goals are projects. Why were here today is to talk about change in the neighborhoods and what you see in your community and how that can help us come up with goals for the next five years. So I'm going to go into some slides and this is some data that we were able to come about from other sources. Our first map here talks about population change and some areas have grown and some declines. Talking to some regional experts in population one of the reason for decline is the household size has been reducing in the area. As population age's people have been having fewer children. On the other hand we are seeing population growth of greater than 25% that means more people coming to the area and we need to look at that because we also need to make sure we have services available for them. That's why we look at population change. Another interesting fact to look at is the density of population. We want to make sure are services are where the residences are living. This is a map that shows the areas that are more or less dense in terms of residential living. Another aspect of this plan is to provide services to people who have limited English speaking. This map shows us where the larger percent's of minority populations live. In this neighborhood in East Somerville we do know that we have large numbers of people who don't speak English at home or

at have limited English so we want to make sure that City services are available for everybody that lives in the City.

Household Median Income. Another really key factor. We see immediate income that does vary across the City. Again with the Con-Plan are focus is on the low and moderate-income population and providing job opportunities. So this map shows us where some of those concentrations may lay in the City.

I'm going to move specific areas around housing. The Con-Plan is an incredibly important aspect of that plan and we want to make sure we use the limited resources we have to leverage outside funds and be successful as we can provide additional units. Some important statistic's 32% of Somerville Household expend more than 30% of their income of for housing. 30% of 130 of your income is a benchmark is what has been acceptable in how to pay for housing. 15% spend more than 50% of their income for housing. If we think about our own lives and what it would mean to us to spend 50% of our income, what about medical care, food, clothing, and other needs. This is a particular population that we want to work with to get them into a position either for job opportunities or affordable housing to get them into a better position to support the families. We have found from census data that 4% of the household has experience some level of overcrowding. That's defined has more than one person per room. Even today 1% of housing units lack complete plumbing or kitchen facilities. Through our rehab program we want to reach out to those households and property owners to make sure they have the facilities that are needed.

Percent of renter occupied housing versus owner home occupied. With the amount of triple Decker's in the duplex we do have a high % of renters. Change has been accruing recently with the condo conversions. Actually this slide shows the number of condo units that existed from 1989 to 2006. You do see and upward trend which offers more homeowner's opportunities for people. On the upper level is about apartments. What is the average rent for apartments in Somerville?

Interestingly from 2001-2006 their has been a decline in the monthly rental rate for apartment housing in the City. Which maybe be part of the housing market change that were seeing and may want to talk about the changes in the residential market.

Public Services. When Penny talked about the services reviewed for the services available for seniors. We want to look at those populations are and what there needs are. 25% of Somerville residents where born in foreign Countries. 19.4% of Somerville residents have a disability. These are large numbers and these are populations that we really need to identify on what their needs are. And we have statistics on again income for household. 16.6% of Somerville children speak a language other than English at home. This map shows where some of the social services are and what kind of work they do. You can see that a lot of the services are properly located in the areas where the people who need those services.

Parks and Open Space. As the most density population city in New England we also have limited open space available to us. So we want to use it well, and have high quality parks that people will be able to access. We only have about 4.7% of the total land area in the City, which is in parks and open space. We own less then half of that and we have a partnership with the state to maintain the other properties. This is a map that shows us where the 47 parks and open space are located in the City. In one of those things we done with that map is to look at the accessibly of the different parks. This map shows ¼ mile radius around each of the parks so what is nice to see here is that your within a 5 minute walk to a park. There are some areas that aren't covered yet but this is a good map to target and help us move forward.

Transportation and Infrastructure Despite the model size of the city we have over 100 miles of streets that need paving. We have 163 miles of sidewalk. Those are major infrastructure investments and there is a cost per mile for resurfacing those streets. Also on transportation one of the major focuses is access to public transit. This just shows how people get to work that is affordable and

easily accessible to them. This map shows you what % of people use public transit to get to work. What you can see in the Davis Square area is over 40% of the residents in that area will use public transit to get to work. Imagine once the green line comes in and lots of other neighborhoods are open up to transit. Some of the economic development data we look at is number of jobs in the area and unemployment rate. This is a table of some of the large employers of the City. Another data source that tells us the economic health of the city is the amount of Construction permit activity. So this graph shows us how many permits have come in. It's a variable statistic. One large project can result in an up bump in one year and a lot of smaller projects can actually end up with a smaller amount but it's a static that we look at regularly.

In terms of Historic Preservation one of our major programs is the demolition review process so that the Historic Preservation Commission reviews anything that is over 50 years. This gives the static's of the kind of reviews that they have done. This is some of the location of Historic sites. Historic sites are not only good for the community mentally and historically but they are a great economic development opportunity. We have walking tours that people will see the historic resources and be introduced to the different aspects of Somerville. With that we are open to hearing your ideas, information needs in the community, and where do we want to go in planning the next 5 years in terms of planning for the City of Somerville. I'm actually going to turn it over to the audience.

Hi my name is Libby Parsons. My question is how does the City choose its metrics and evaluate the success of its programs? And how do they use that to choose how they will allocate money going forward.

Monica Lamboy – That's a really good question and will probably take a long time to answer. In terms of data sources, the census data is invaluable. Speaking to service providers that are providing services that have a feel in what's going on in the street. We're actually going to have focus groups to talk about people on the street and learn from them what the issues are. In going forward, in measuring has really been a focus of the federal government for the last 10 years in terms of, making sure the jurisdiction have measurable outcomes. When you saw those goals you saw an actual target figure in terms of units then we have to measure them afterwards. I think the focus is on outcomes. Instead of counting how many pamphlets we distribute. What was the meaningful improvement in health or did more people get access to transportation. It's really easier to count pieces of paper but that doesn't mean you really changed the community. What would help us is thoughts about some things that are important for you to know. How would you evaluate if we were successful five years from now. What would you want to know that we had done whether we met our goal or not.

My question is on retail space. Like the number of Storefront, and has there been any change in increase in % storefronts for functioning business.

Monica Lamboy – That's definitely a measure of the health of the commercial neighborhood is the amount of vacant. There's no data source that is easily available. A lot of time what we do is walk around. This summer we did a walking tour of the different commercial areas and counted the types of uses and to compare to other commercial areas to see what we have more and less of. That can help to identify a strategy to focus on for example coffee shops, because we didn't see any in a certain neighborhood. We do pay attention to closely to the retail areas, but it's more of an individual walking around seeing what's out there. Our business coordinator, Maria Ortiz is also in close contact with business in the area. The real estate industry can be really helpful as well to tell us

if something became vacant that we can use that information to market the City and try to match people up together.

Question: Inaudible

Arn Franzen – We work in conjunction with DCR on DC R properties. But they oversee the management and the funding for those properties. We don't have direct involvement. We have a friends group with Foss Park that works with DCR. We have been working with them to enquire the stadium at Dilboy and some of the playing fields. But the rest of that is left for them to manage. In terms of moving forward the Governor has said he wants to strengthen those relationships and we want to work with them.

-Inaudible-

Dana LeWinter – In the past, there has been an emergency response team that would be able to assist the homeowner to get what they need to get the improvements they need. They may not even realize what condition their property so taking someone from the building department and offering our services.

Monica Lamboy – The Neighborhood Improvement Team is sort of an inspection of the property letting the landlord know that were serious and you need to change your behavior. One issue that is happening in these communities with a lot of foreclosures, but suddenly you have empty buildings and are owned by the mortgage companies. Sometimes these mortgage companies don't know the whole portfolio and their not coming out to look at. On the other hand could be an opportunity. How do we get those foreclosed properties into the hands of the local non-profits who can then use it to build for affordable housing.

Question – I was interested in your statistics to see that Tufts Employee's, fall into a good portion of Somerville. Are there things that go that Somerville links in with Tufts.

Monica Lamboy – I think in the past 4 years there has been a much stronger relationship. Some of the people talk about fencing and how they can't get in from the Somerville Side. But their still are some issues that need to be worked out with Tufts. The President over there and the Mayor here are very collaborative and were heading in the right direction. They are a big employer when you think about that. If you look at the top of the list the top Employer's is government services.

Question – Could you talk about weather you're having success of the Bio-tech?

Monica Lamboy – We are clear that there's no place else in this area that is better situated than us. Somerville is not on the raider screen of the decision makers. That's one of the things we have been working on this summer. After the bio convention, who are the potent ional groups that could come in how we get to them. We had a very successful meeting with a major developer and the Mayor and showed the different properties. What we have seen is a lot of interest in small start up companies. We don't have anyone on the hook yet.

Question – How does the Green Line fit into that?

Monica Lamboy – The Green Line is a huge asset to Somerville. It's a huge attraction for people who want to come and shop and work. It's a high priority for the Mayor. We're going to have our first meeting on the 25th. That was a big accomplishment. We're ready.

Question – How much control do you have over the allocation of the CDBG funds?

Monica Lamboy - \$3 million is CDBG. Then we have home, which is for housing only and then we have Emergency Shelter, which is only for shelter. There is a clear requirement from HUD. It has to serve Low-moderate income populations.

Mark Friedman – I'm Mark Friedman. I am the Director of Finance for the MOSPCD. HUD gives us very clear guidance for what we can and can't use these block grant monies for. But they don't set priorities for the community. That's why we're here tonight, to see what we need for the coming 5 years and how we're going to program the monies that HUD gives us. The City has a program that goes back to the late 80's that we have been using the HUD monies in the various programs we have. We have some programs for example public services. There are some specific requirements from HUD that we can't use more than 20% of the amount of money we get towards public service. Every year we advertise, to find out what the needs are for the community and every year there are more needs than money. We look at each need for the community, but we're here tonight to hear people's ideas.

Monica Lamboy – The nice thing about a 5 year plan is we can plan ahead. We have the benefit over the course of time to put our money where it makes sense.

Mark Friedman – the amounts of money we received from HUD over the past years, the decline wasn't the best thing for our programs. With the stabilization with those funds we're hopeful to see improvements down in Washington, DC, where there will be additional monies in the future. We also look for ways to leverage these funds as much as possible. So we can do larger projects. We are constantly looking for other funds in order to do these other larger projects.

Monica Lamboy – Before we wrap up we want to talk about next steps. You can put your public comments into us in a number of fashions. We will actually be at an additional meeting next week, October 16th at the West Somerville Neighborhood School. If you aren't able to attend you can reach us by email and we do have a special section of the website dedicated to this plan. So as we move forward you will be able to get regular activities on this process. We are also having some focus groups talking to some experts in different areas one around affordable housing and homeless, parks and open space. If anyone is interested in joining the focus groups let us know. The slide shows the next steps. We have a public comment period open till November 11th. Sometime in mid December we will be presenting a draft plan to the BOA to officially get it to them. We have a second public hearing early in January and it's important and required by HUD that we come out and speak to community members right now to get info about issues. Then we want to come back to you and show you the strategies and goals and get your input again and get a document that works for the Community. So that will take place around January 7th. After that we have another public comment period and we will have documents on the website so people can read them remotely if they wanted to. We are aiming for approval by the BOA in mid February and then once we secured their approval we will submit it to HUD. Again thank you everyone for coming the Office of Strategic Planning and Community Development is very happy that you were able to join us this evening.

IV. Public Hearing: October 16, 2007

All speakers below presented the same presentation as the Public Hearing on 10-11-07 and 10-15-07.

Philip Ercolini – Director of Housing

Penny Snyder – Public Service Contract Administrator

Lisa Lepore – Director of Transportation and Infrastructure

Mark Friedman – Director of Finance

PUBLIC COMMENTS

My name is Mimi Graney with Union Square Main Streets. We're grateful for the support by the city with the CDBG funding. Union Square is a great area for the City to continue to focus its energy. Part of our work is we look at the mix of the business there. We found Union Square that a particular business area would only have 2% of industrial uses and we currently have 10%. Typically we would only have 15% of service and we have 52% are services for example, hair salon. Normally 16% of retail and we have 17%. So ongoing work to help us do business improvement. Part of that would be changing the zoning of Union Square to make it easier for business to reuse commercial projects. I know the City had a proposal and we encourage ongoing support of that. A number of steps for ongoing support are projects like the Farmers Market, which has demonstrated \$1/2 million economic impact and to focus on the Arts Union. In its first year showed an economic impact of \$325,000 and it's continuing to grow so ongoing support for that program. Union Square has the opportunity for significant potential. Comparing Union Square to Davis Square it's only 93% of the area but only generates 40% of the tax revenue. Some of the ways to leverage that revenue would be reuse some of the Historic Properties. So to make some of the properties a Historic District that would enable the properties owners to use Historic Tax credits. Right now, sections of Bow Street are Historic Districts. Bow Street Police Station they were able to use Historic Tax Credits. In particular, think about leveraging the arts so part of the Zoning Proposal that has been considered was to look at how to bring in theaters, cinemas, and artist workspace. To look at the Western part of the square, to do mixed use development. But not forget the infield properties like JJ Sullivan Plumbing. There is potential for some of those properties that we haven't been able to look at. I don't know if this is possible but to look at the permitting process. Business talk about how difficult it is to open up a business because of so many hoops you have to go around. I'm sure some of the City cares about helping to bring some of the offices under the same umbrella. Everyone is spread around which makes it difficult. The Storefront Improvement Program is great the ones that have happened. Typically there is funding for up to 6 at \$40,000 each. Often those funds get rolled over to the next year. The procedure has been very difficult to access. So maybe to look at other ways to leverage that funding. Maybe thinking about signage improvements or smaller grants. A couple things that weren't talked about is immigrants in terms of language needs and how this might affect poverty issues. So support for English as a second language both business based ones and Adult Learning. Union Square Main Street is looking at certain areas. Property improvements, people (looking at education) and, pedestrians. So thinking about pedestrian improvements. We have very limited open space, but thinking about the streetscape. The Somerville Ave reconstruction project is a great gateway to Union Square.

Mark Friedman – Thank you very much. If you have noticed we're just taking some notes on your comments.

My name is Reed Cochran. I am the Executive Director of SCM Community Transportation. We provide rides for people with disabilities and seniors; in fact 90% of our riders are seniors. First of all I didn't see anything about the % of population that is seniors. I didn't see anything in the overall plan in the way we want to do development that makes the most sense for seniors. The population of senior citizens is going to double. I focus mainly on transportation. SCM is always gotten to big piece of the CDBG funds. It's been flat; if it's flat we need to think of more creative ways of meeting the needs of transportation. We're working on a new business model that should leverage different sources of revenue and reduce our dependency on CDBG funding.

Housing cost are so high a Boston area senior is much more likely to live at or below the poverty level. I think there should be some thinking about this population. One of the things we saw on the slide is housing for low income mothers and their children. My question is can we have housing that has seniors in the same building to help with child care. I would like to see older citizens integrated in the population. Another interesting thing I would like to raise is Senior's can be economic contributors. I've seen were their building seniors friendly shopping districts. It would be really nice to see Somerville have that. The two top issues are housing and transportation for seniors going forward.

Hi. My name is Sonja Dirah. I am the Executive Director for the Commission for Women. I just wanted to say thank you very much for the work the MOSPCD has done for the community. I want to say I'm thankful for the support for the domestic violence services to the tenants I saw in today's presentation. I really appreciate the affordable housing units for young mothers and their children. I also appreciate all we did see for elderly, disabled, youth, homeless, low income families, and tenants. I appreciate the connections for young women and the elderly. Some areas I would like to see some support is how women in general are being served. Also in the Economic development sector women are strong contributor to the economy and would like to support that as much as we can. If we want to give women more support services we give them equal in pay and increase the tax-base for the City. I also want to say we do focus on disabilities and want to put a strong support for the disabilities.

Hello. My name is Janet. I'm not from an organization. I moved to Somerville over 20 years ago and I live in the Teele Square area. When I moved here Holland Street was totally undesirable. There has been some wonderful improvements in the City. I'm delighted to see low-income housing has been designed, but the thoughtfulness of the design. I'm hoping as more low-income housing is being built that consideration continues to be at appearance and numbers of people giving the place to live. I am very concerned about the History of Somerville. History is something to be recognized. When I'm hearing things that are being demolished I wonder if it should have been saved. I'm also very pleased that households are being able to renovate housing with monies from the City. I have been on the Historic Tours and encourage those tours. I did want to mention is safety in the buildings. My daughter goes to the SHS, when the weather is really bad they are told what exit/enter the building. I hope we do keep it as a high school. The T stops have been pushed back. I hope their will be no more push backs for the T. Having access to the T will reduce our pollution.

My name is Kevin Allen a Union Square resident. Just want to say the importance towards the Main Street Organization. Historic structures are an important piece of that puzzle. Just want to emphasize and push forward Historic Preservation as economic tool.

My name is Carrie. I work for the East Somerville Main Streets. I really want to thank OSPCID for the support we have received over the last year. Also for being really open for community leadership for the East Broadway streetscape planning process. And looking more to the future I would like to see more face to face outreach with the business owners. The Storefront Improvement would like to see a reevaluation for that process.

My name is Florence Bergman. I am the Director of the Mystic Learning Center. I have a few teen employees with me tonight and were here to put in a plug that the City use some of it's resources for teen employment. The Mystic Learning Center provides after school youth employment. CDBG S have helped sustain the learning Center from 1978. Currently were receiving \$13,972.00 and 99% going towards employing teens. Any bit that the City can help us. There has been the teen empowerment study, a lot of areas point to the areas for employing teens. We are open all summer. We offer a range of activities for youth. In the way were able to provide services, is through peer-leadership. I brought a few of them tonight so there here to say a couple comments about the Mystic Learning Center.

My name is Rose Davis. I am a junior at SHS. I work at the Mystic Learning Center as a peer leader. I enjoy my job very much and enjoy the company of the young kids and makes me happy to see the young children do their homework and participating in activities.

My name is Vanica. I work with the program Books of hope. It's keeps young adults out of trouble and teaches young adults to channel their anger and happiness through poetry. It also involves going on field trips involving poetry. It is a great opportunity to meet individuals and intend to stay with this program.

Reina - I'm going to represent P.T.C.C and T.C.C. P.T.C.C is basically a program for pre-teens it stands for Pre-Teen Choice Club. It's for kids 8-12. Rather than being outside in the street you come to P.T.C.C and hang out, we go on field trips, have game nights, go to basketball games and it's a place to go rather than being on the streets. T.C.C is for teenagers 13-19. It stands for Teen Choice Club. It's a good experience and we do the same as P.T.C.C but we do more because were older and we stay longer. It's a really good program to fund. We branch out with books of hope which is part of T.C.C. I have been working here for 5 years as a junior staff.

My name is Wendy from Teen Empowerment. I just wanted to add, that good times is gone, but what are youth are going to do without these spaces. We have to think about recreation for them. Our youth are competing for jobs with immigrants. We need to think about ways to support our youth with job experience.

V. Public Hearing Flyer



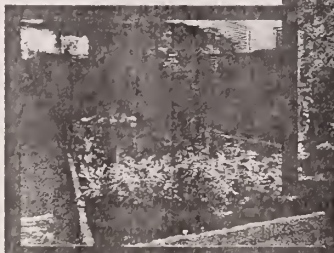
PUBLIC HEARING

Mayor Joseph A. Curtatone and the Office of Strategic Planning and Community Development invite you to a public hearing to receive community input on priorities and needs in community & economic development, parks, transportation, historic preservation, public service and housing programs for the proposed HUD 5-Year Consolidated Plan for 2008-2013.

Hearings will be conducted at the following locations, with identical agendas:

- Thursday, October 11th, 7:00pm ~ Capuano Early Childhood Center
- Monday, October 15th, 7:00pm ~ Albert F. Argenziano School
- Tuesday, October 16th, 7:00pm ~ West Somerville Neighborhood School

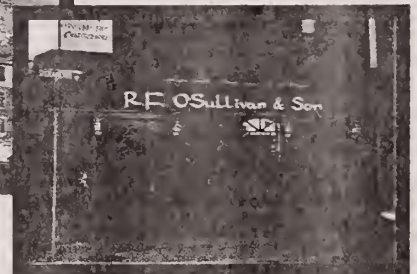
Accommodations for persons with disabilities are available upon request by contacting Carlene Campbell at 617-625-6600 ext. 3303. Translation services are available by contacting Mark Friedman at 617-625-6600 ext. 2539. Requests must be made no later than Thursday October 4, 2007.



Durrell Community Garden



*1188 Broadway
Inclusionary Housing
Program*



Storefront Improvement Program

VI. Housing Focus Group Notes

October 22, 2007

City Hall Annex

50 Evergreen Avenue, Somerville MA

In Attendance:

John Keegan – Walnut Street Center

Daniele Levine – RESPOND

Melissa McWhinney – CAAS

John Spears – Visiting Nurses Association

Mark Alston Follansbee – Somerville Homelessness Coalition

Megan Goughan - CASPAR

Danny Leblanc – Somerville Community Corporation

Paul Mackey – Somerville Housing Authority

Meredith Levy – Somerville Community Corporation

Katie Anthony – Somerville Community Corporation

Dana LeWinter – City of Somerville

Phil Ercolini - City of Somerville

Vicki Wairi – City of Somerville

Opening

Focus Groups

Optional, but for the greater benefit of the whole

Question regarding difference between housing and homeless

Focus Group Data

HUD Funds

How they are used

Housing Rehab

Lead Abatement

Clear need, people on waitlists for housing rehab

The waiting lists for HUD programs can last up to several years if they are not emergency situations.

•What are the Projects in the pipeline?

Doing 30-40 units per year

Rental Assistance, with HUD funds

HUD continuing care

Housing development, range of uses.

Housing Development Examples

Next Step Housing

Trying to spread out funds

Number of large projects scheduled for this year
Listed projects

HUD breakdown of funding to CHDOs:

Roughly \$ 900,000 per year in HOME funds
5% go to CHDO operating expenses
15% goes to CHDO projects,
15% goes to Housing Division salary and benefits

What HUD requires:

Needs Assessment
Housing Burden
Substandard Housing
Overcrowding
Cost

What the new data is saying

Rents have increased
Difficulties in accurately pinpointing number due to unreliable counting methodology.

The number of houses/housing stock in Somerville

Is there data regarding the income levels that are affected when rental units are converted to condos?

Average income can afford a house costing approximately \$250,000
This is out of reach for most
35% of income for rent is acceptable, but high

*There is the expectation that condo conversions will pick up again when the market picks up again.

Number of applications for conversions has slowed lately.

Proposed Strategies

Linking our needs to priorities to strategies

The Housing Division is already engaging in a number of these initiatives

Foreclosures prevention and intervention

Becoming more prominent
*Agencies are noticing more evictions
Foreclosures have increased, 400%.

Not necessarily foreclosures, but the process

A lot of them may sell or find a way out.

Somerville court seeing more people in foreclosure proceedings

Housing has intern analyzing foreclosures.

Putting together a report looking at local banks.

Affecting renters

Reference to Globe article

The state is looking into the issue.

*Most local lenders are not involved

*Outreach and education at earliest stages the most important

Condo developments

When someone goes into foreclosure in a building it can threaten entire building.

Local Lenders

People are defaulting on their mortgages

Minority groups are at risk.

Local banks' role and responsibility

Is there a forum for local discussion? Would they even show up?

Happened, but the result was negligible.

Wasn't even about foreclosures, but about how banks could be more involved in local lending

If they aren't loaning locally, how are they meeting their CRA requirements?

There is a formula that shows how banks gave out loans

Banks did not necessarily cause the crisis,

Mortgage industry, brokers, played a role as well

*Somerville cannot cure this issue, regional, national issue.

Difficulty in reaching the owners of mortgages.

Safeguards that exist in banking do not exist in the mortgage industry.

Banks have always had regulations.

People are buying property that is lower than what they paid

Factor in preventing banks from underwriting

Importance of CRA (Community Reinvestment Act)

The ability to look at bank records.

Anyone can submit comments.

Should there be an organizing campaign to have this in the mortgage industry?

Is this conceivable in the mortgage industry?

* There has been about a 50% market share shift from banks to mortgage companies. Meaning if banks were holding 75% of mortgages 25 years ago, they would only have 25% of them now.

* Mortgage companies are misrepresenting their clients' information causing client to go into foreclosure. They are giving mortgages to people who may not be given a mortgage from a conventional bank.

* Maybe banks don't need market.

- 100 foreclosures per year, from 20
- 100% increase in foreclosures.
- Setting ConPlan goal to address this.

Having conversations with local banks.

- Challenging the local banks & local branches to do something.
- Having them meet altogether to get new mortgages for distressed owners.
- Putting pressure on them.
- Loan pool.
- CRA investments.

Who is lending to whom?

- Issue of unfairly targeting banks.

What are the loans they are writing?

- Seeing their portfolios.

- Is it really unfair, aren't we bringing them business?

- Local banks don't write many residential loans, more commercial.

Learning how to effectively leverage banks

- Taking advantage of mergers.

- Example of Boston with Bank of America.

- Huge project, huge effort.

Cambridge example

- Not way to punish banks.

- Program through Justice Start.

- Helps people get out of debt.

- City extends line of credit and guarantees loan.

Issue is not number of people in foreclosures, but getting the people to the city sooner.

- Not only foreclosure prevention but education as well.

- Idea of being pre-emptive, finding people earlier so that it does not become a problem.

Now Housing will get calls day of/before proceedings.

- Post Home Ownership classes, MAHA.

- MAHA would get grants, come out and do classes.

- Went over budgets, how you could get into trouble.

- The state is pushing for more loan counseling.

*Look at the Cambridge Affordable Housing Trust.

Local bank and realtor partnership.

Conduct fundraising, every year holding a concert where \$100,000 is made.

Homestart administers the funds.

No administrative assistance.

*Envisioning for trust fund, maybe its something to look at.

Inclusionary Zoning Ordinance

How can we tighten it, reach more people?

What is the ideal housing mix (that you guys want)? Are you seeing a particular need?

The bottom of economic ladder.

Needs to be more low income rentals, those who will not be able buy a home.

(General agreement on this).

Inclusionary, market gives us only smaller units.

More larger sized unites, 2 – 3 rooms needed.

The city will be looking at the non-profits.

There is difficulty in finding places to build.

Housing Authority does a good job.

They house families, those with no income.

Has non-vacancies, for family vacancies this is unheard of throughout the country.

Need for family spaces.

There should be something in inclusionary housing that considers families

Could be problematic

Conflict between more overall units or more families

*If we want families, may have to sacrifice, give in a little.

*Some incentive for affordable housing, units with 2 – 3 rooms.

*Inclusionary isn't just income its also family type.

*Units may become available one or two at a time or many units at one time if a project is a large scale development with many units.

*As the market has changed, city has had difficulty selling inclusionary, deed restricted units.

Housing is an asset.

Maybe this is a reason.

People kept on re-financing, not putting money back in.

People with gambling problems.

People buying boats.

Financial illiteracy

What can we do to create more units?

Demographic trends point to constructing smaller units.

If we were going to get fewer units, don't go down from requirement.

Changing ordinance, as total number will go down.

* Being responsive to market. Financing difficult. To make something bigger, what are you getting for it.

Developers saying financing not there.

Problem for private developers.

Source of funds is crucial.

Is there a need for additional penalties?

Micro loans

Getting grant needy people together to purchase a home or co-op.

People aren't actually purchasing homes.

Creating non-profit around that big of a project.

Is there a different model?

How does this not turn into something undesirable?

Affordable housing Trust Fund & Linkage Fees

Trust Fund

Had previously been frozen.

Was inaccessible for a number of years.

Trust Fund near 1,000,000.

Though it has restrictions, still a good source.

Not an outright grant but a loan.

Linkage Fees

Debate of whether or not to add more parking at IKEA.

Assembly Square will contribute significantly

300,000 sq ft difference. Parking didn't happen, was there a loss of money?

350,000 sq ft, good chunk of money (Cambridge mode, encouraging underground parking)

Struggle is for resources.

Strategies for additional local resources.

Revising strategic plan with this in mind.

Homelessness

What is extent of problem?

How to make housing more affordable

Rent control.

Tenants did not spend too much of their money. Small fixed amount.

State discussion on how to define homelessness

People living in cars versus people living with their friends.

The stats are not reliable.

Narrow count, but no idea of broader extent.

How to count them?

Prevention

Costs are lower than housing.

Questions on where to house people.

Some type of congregate unit.

A place where people can live with 24hr supervision.

Like an SRO

People would have their own unit, but also a live in.

What is the percentage of people that can do this?

Housing Underutilization

Lots of houses where people are underutilizing rooms

Substantial number of elderly who are home rich but cash poor.

There was an effort to try this some years ago.

Much difficulty in trying to reach people

*Could there have been a demographic switch?

Families taking in more people

Idea of housing non-substance abusing people in these rooms

Cambridge tried this, was very difficult.

*Could people stay with the elderly?

36000\$ to house someone annually in family shelter

Try to get people in a house, maybe offering \$10,000 incentive.

Old boarding house model

Families fed those staying with the

They acted as a social network.

Ideal Housing Mix

Trying to mix people in rental units.

Different from congregate housing.

Social mixing, preventing stigmatization.

Difficult to achieve sometimes.

Trying to get private developers to have more incentive to assist.

Homelessness affects the entire community

Sitting outside of stores

Could be productively contributing by working in community

*Mayor's Homeless Task Force What is the status?

Caritas SRO communities

Develops SRO housing.

No sites in Somerville.

They use existing housing stock for SRO housing

People in their program don't necessarily need too much support

Working poor

Established units in surrounding communities

Do the numbers work?

Operating costs are higher when there is 24-hour assistance.

Operating subsidies?

If a place was identified,

Through the inclusionary zoning if some units were left over, could move to some other property

Matter of compromise of what city can get by ordinance, earmarked for a city goal

Trying to structure something.

What are the ways to structure deals so that these things work?

Neighbors are reluctant to have homeless shelters in their neighborhoods.

*Concern about subsidized rents in private market.

Good in bad times.

Scarce in good times.

How can the City can respond to cycles.

What will happen in next uptick?

Will it get harder for people to accept subsidized rents?

Stabilizing rent.

How will funds aid people.

Very awkward how things move slowly.

Being able to subsidize rent for larger period of time.

Hope that they can find something else/keeping them stable.

What are seen as the next steps?

Rent Control

Desire to reconvene, review notes.

A continuing look at zoning as Green Line is planned.

Making sure affordable housing is considered.

VII. Economic Development Focus Group Notes

Economic Development Focus Group

Thursday October 25th, 2007

Somerville City Hall Annex

50 Evergreen Avenue

List of Invitees

Dorie Clark (Marketing Consultant, ESMS Vice President)
 Dan Maher (Owner of Stained Glass Company in Magoun Square)
 Mimi Grancy (USMS Director)
 David Apposian/Margo Grossberg (Developer in Union Square)
 Carrie Dancy (ESMS Director)

Maria Ortiz – City of Somerville

Martha Tai – City of Somerville

Unable to Attend

Thalia Tringo (Real Estate Agent, DARBI President)
 Tony Morales (Pastor of Winter Hill Church, Business Owner in East Somerville)
 Steven Mackey (President of the Chamber of Commerce)

1) Job Creation

- a) Deciding the types of businesses the city wants
 - i) Industry
 - ii) Type of jobs
 - (1) Retail
 - (2) Services

2) **Developing New Opportunities for Businesses**

- a) Defining Standards
 - i) What does the City want to attract
- b) Attracting Investment
 - i) Determining strategies to market Somerville to prospective developers and business
 - ii) Tax breaks as incentives
 - iii) Fast track “Good developers”
 - (1) Expediting permitting process
 - (2) Parking breaks
 - (3) Can make residential areas nicer
- c) Attract specific industries
 - i) Businesses that make sense for residents
 - ii) Cooperating with task forces

3) Strengthen Existing Businesses

- a) Home based business
 - i) Elevate to next level
- b) "Art Businesses"
 - i) Support arts overlay
- c) Pedestrians
 - i) Pedestrian friendly equals business friendly
 - ii) Addressing pedestrian concerns to appropriate decision makers
 - iii) Magoun Square Revitalization
 - (1) Parking plays important role
 - (2) How removing parking spaces can affect local businesses
- d) Public Transportation
 - i) "Auto" clients do not equal "I" clients
 - ii) Proposed Green Line affect on neighborhood businesses
 - iii) Bus routes
 - (1) Improving frequency

4) Tax Base

- a) Tying car ownership to property taxes
- b) Historic Tax Credits
 - i) State and federal credits available for historical designated properties
 - ii) Could provide incentive to maintain properties

5) Zoning

- a) Districts
 - i) Shaping zoning to be more reflective of individual neighborhoods
 - (1) Different areas can support different levels of parking
 - (a) Depending on use
 - (b) Depending on abutting properties
 - (2) Blanket zoning can be difficult in an already built environment
- b) Central Business Districts (CBD)
 - i) There are only technically three in Somerville
 - (1) Davis Square
 - (2) Union Square
 - (3) Lower Broadway

- c) Density
 - d) Taxing parking spaces for residents, developers
 - i) Parking requirements
 - e) City Aesthetics
 - i) Utility Poles
 - ii) Use open space (sidewalk)
 - f) Preserving Historic buildings (commercial)
 - i) SIP targets historical properties
- 6) Continuing Efforts
- a) Civic center or community place
 - b) Improving building stock
 - c) Developing to support business
 - d) Municipal properties as opportunities for economic development
 - e) Welcoming to diversity

VIII. Transportation & Infrastructure Focus Group Notes

THURSDAY NOVEMBER 1st, 2007
 OSPCD CONFERENCE ROOM
 8:00AM – 10:00AM

ATTENDEES

Joel Bennet – Friends of the Community Path
 Karen Miloy – STEP
 Wig Zamore – Green Line Forum
 Nicole Rioles – Shape Up Somerville
 Brian Postlewaite – Private citizen
 Mimi Grancy – Union Square Main Streets
 Tom Gilbert – Disabilities Commission
 Helena Thrift

Lisa Lepore - OSPCD
 Steve Winslow - OSPCD
 Bernie Cahill - OSPCD

OUTLINE

1) TRANSIT PLANNING

- 1) Importance of Catch Basins
 - (a) Stressing bike and pedestrian connections to transit stops to extend their utility
 1. Davis Square example
 - (b) Need for proper planning, foresight, input from residents and organizations
- 2) Understanding Commuting Patterns
 - (a) Need to understand where people are traveling
 - (i) If residents don't work in Boston, Green Line does not benefit them
 - (b) Improving connectivity between transit modes
 - (i) Potential of Urban Ring
 - (ii) Green Line/Commuter intermodal rail transfer stations
- 3) Looking at European transit models
 - (a) Interconnectivity between all modes of transit
 - (b) Connecting squares, city centers

2) PEDESTRIANS

- 1) Need for more pedestrian friendly environment
 - (a) Can people cross the street
 - (b) How long does it take

- (c) Are projects designed to minimize crossings?
- (d) Are they more favorable to cars
- (e) Using funds to study how to make McGrath Highway safer for pedestrians

3) MOBILITY

- 1) Importance of maintaining sidewalks
 - (a) Ensuring all crosswalks have curb cuts
 - (b) Vigilant in clearing snow
- 2) Enforcement
 - (a) Increasing awareness of laws
 - (b) Enforce laws against trucks parking in bus stops
 - (c) Improving 3-1-1 communication and response
 - (d) Relocating handicap spaces

4) BICYCLES

- 1) Increase bicycle friendliness
 - (a) Safestart program
 - (b) More signage
 - (c) Wayfinding
 - (d) Identifiable landmarks
- 2) More bike lanes
 - (a) Making Somerville, Union Square, hub for bicycle connections
 - (b) Improving connectivity between squares
- 3) Planning for possible federal funds in 2010
 - (a) Work with city of Boston
 - (b) Opportunity to increase Sullivan Square access
- 4) Need for a bicycle master plan
 - (a) Could be addressed with CDBG funds

5) ROADS

- 1) Fixing roads faster
 - (a) Storm water and sewer systems underground can be over 130 years old, need to repair them
- 2) Improving relationship with EOT
 - (a) More control over roadway projects
 - (b) Reducing dependence on MassHighway

6) MBTA

- 1) Need for later service
- 2) Improving awareness of transit options, especially in low-moderate income neighborhoods

7) STRATEGIES

- 1) Need to define priorities and strategies
 - (a) Focus efforts in one area, and then branch out. Projects in isolation waste resources
 - (b) Need to define accomplishments, and how we will achieve them
 - (c) Creating a coherent plan
 - (d) Setting concrete goals
- 2) Accepting CDBG will not cover all projects
 - (a) Only fraction of funds will be allocated to transportation and infrastructure
 - (b) Cannot be used for citywide improvements or maintenance
- 3) Increasing practice of leveraging funds
 - (a) Using funds as tipping point for bigger projects
 - (b) Combining with other funding programs to complete large projects
- 4) Continuing outreach to community
 - (a) Input from residents highly important
 - (b) Valuable resource in planning
 - (c) Main Streets, STLIP, and other organizations
- 5) Utilizing MPO seat
 - (a) City seat on MPO can help prioritize Somerville projects

8) FUTURE PROJECTS

- 1) Union Square Transit Improvements
- 2) Green Line
 - (a) Taking advantage of planning stages of green line to make most effective improvements
- 3) Improving signage
 - (a) Need for way finding
 - (b) Decreasing incidents of vandalism
- 4) Community Path
 - (a) Direct connection into Boston highly desirable
- 5) Examining congestion pricing
 - (a) Deciding if it would be a burden or benefit for Somerville

- (b) Discussing if money generated would actually serve Somerville or be lost in state coffers

6) Broadway

- (a) Leveraging 3 funding sources
- (b) Construction will start happening soon

IX. Parks & Open Space Focus Group

Thursday, October 25 2007

OSPCD Conference Room

6:00 – 7:30 PM

In Attendance

Steve Winslow – Conservation Commission/Bike Advocacy Committee

Michele Biscoe – Dog Owners' Task Force

Steve Quinn – DPW Buildings and Grounds

Peter Mills – Office of Sustainability & Environment

Jennifer Lawrence – Groundwork Somerville

Jim Halloran – Recreation Department

Nicole Rioles – Shape Up Somerville

Jessie Baker – SomerStat

Lisa Brukilacchio – Somerville Growing Center

Daria Ovide – Trust for Public Land

Judy Eisenberg – Somerville Garden Club

Arn Frazen – Director of Parks and Open Space

Ellen Schneider – Landscape Project Manager

Joseph Crugnale – HUD Consolidated Plan Intern

1) Consolidated Plan Process/Open Space Committee

(a) Representation

(i) Representation from low and moderate income communities

(ii) Open forums

(iii) Possible new member suggestions

1. Jonathan, Garden Club
2. Green Line Community Forum
3. Somerville Transportation Equity Partnership
4. Organized User Groups
 - a. PTA, Little League, Welcome Project
5. East Somerville for Change
6. Mystic River Association
7. Park Specific User Groups
8. Foss Park
9. Lexington Park
10. Teen Empowerment
11. Leanne Dorego East Somerville Neighbors for Change
12. Groups represented at Nunziato Field Clean-Up Day

(b) Cooperation

(i) Clear direction and goal

1. Understanding what other groups are doing facilitates greater good

2. Exercise will allow everyone to be on the same page.
3. "Green Congress"
4. Can use collective input for Open Space Plan

c) Setting Guidelines and Priorities

- i) Previous Con Plan great place to start
 1. Look at what was accomplished, what wasn't accomplished
- ii) Open Space Plan
 1. Another great place to start from
- iii) Old Parks
 1. Ideas
- iv) Continue to look at all related groups to address needs and issues
 1. Con Plan place to start

1) Regionalism

- a) Regional Agencies
 - i) Mystic River Watershed Association *Jim has their information
 - ii) DCR
- b) Reaching out to surrounding communities
 - i) Jointly examining common issues
 - ii) Developing regional goals
 - iii) Leaving funding as individual responsibility
- c) Consciousness of area surrounding city border
 - i) Maps should include parks, open space, etc beyond Somerville's borders.

2) DCR

- a) Facilities
 - i) Foss Park
 - ii) Dilboy Field
 - iii) Skating Rink
 - (1) In perpetual disrepair (seems to be common theme in DCR facilities)
 - (2) People don't use because of poor state, which hampers effort to renovate
- b) Role in Somerville
 - i) Mediocre/poor record in maintaining its fields in city
 - ii) Shared agreement for Dilboy Field
- c) New Strategies
 - i) Matching Fund Programs
 - ii) Reverting parks to City control

3) Rediscovering the Mystic River

- a) Phenomenal resource
- b) Completely underutilized
 - i) Numbers of users (of boathouse) available

4) *Sustainability*

- a) State of Repairs
 - i) Inventory parks to inform residents what city offers
 - ii) Continuing maintenance of parks to ensure they are always ready
 - (1) Drainage/water issues, notably at Argenziano School
 - iii) Staying in contact with community to address problems as soon as possible
- b) Data Collection
 - i) Surveying park users
 - (1) Knowing who is using park provides valuable insight on how to improve it
 - (2) Previous Surveys
 - (a) Somerville Community Group
 - (b) Foss Park Survey
 - (c) Dept. of Recreation occupancy counts
 - (3) Data Collection difficulties
 - (a) Data can be skewed as would be users of park do not use it because of its existing poor condition
 - ii) Applying actual park data to decision making
 - (1) Youth enrollment in sports programs, idea of what trends are
 - (2) Working with SomerStat
 - (3) Groups that “yell” the loudest can have a disproportionate effect on final decisions
 - (4) Perry Park Process example

5) *Mapping and Accessibility*

- a) *Utility of maps*
 - i) *Showing access points for elderly and disabled*
 - ii) *Proximity of park amenities to resident*
 - iii) *Overall making city more accessible*
 - iv) *Absence of maps can mean less accessibility and awareness of parks to residents*
- b) Maps of the parks in the proposed
 - i) Assembly Square Development
 - ii) Brickbottom

6) *New Park Possibilities*

- a) New Park Acquisition
 - i) Has Mayor's Support
 - ii) Identify strategic plan to develop this
 - (1) Concrete goals
 - (2) Linking and building upon existing network

- iii) Work with Assessor's office
 - (1) Identify absentee landowners
 - (2) Where there is opportunity to purchase cheap lands
 - (3) Paper Streets, city owned streets being used only to store vehicles
- iv) Community Path
 - (1) New parcels for parks along Community Path already being examined
- b) Other Opportunities
 - i) Opportunities for changing zoning in Industrial areas
 - ii) Assembly Square

7) *Next Steps*

- a) *Try to meet again in December*

X. Public Services Focus Group

Monday, October 29, 2007
OSPCD Conference Room
 12:00 – 2:00 PM.

NEEDS TO BE ADDRESSED

Children's Services Needs
 Adolescent Services Needs
 Adult/Family Services Needs
 Elderly Services Needs
 Service Needs of People with Disabilities
 Service Needs of People who are Homeless or At-Risk of Homelessness
 Service Needs of Newcomer Groups

NEEDS ASSESSMENT PROCESS

A focus group met on October 29, 2007 to identify the most effective ways to address the needs of the low-income community in Somerville. Members from the following groups will met to highlight, discuss, brainstorm and prioritize the needs in the community to be addressed in the next five years using HUD CDBG funds. Members from the following agencies were invited to the group:

Aru Maurique – City of Somerville Multi-Cultural Director
 Barbara Rubel – Tufts Community Relations also member of Public Service Advisory Committee
 Danielle Levine – Respond Inc Development Director
 Kate Ashton – City of Somerville Development Director and member of Public Service Advisory Committee
 Mark Alston-Follansbee – Somerville Homeless Coalition Executive Director
 Mark Friedman – Somerville Office Strategic Planning and Community Development Director of Administration and Finance
 Reed Cochoran – SCM Community Transportation Executive Director
 Noreen Burke – Somerville Health Department
 Carlene Campbell – Somerville Disability Liaison and member of the Public Service Advisory Committee
 Joe Medieros – Member of Somerville Disability Commission
 Wendy Weiser – Center for Teen Empowerment & Representative of Somerville Youthworkers Network
 Penny Snyder – Somerville Office of Strategic Planning and Community Development Public Service & ESG Contract Monitor

Participants in the focus group represented a cross-section of social interest groups. Approximately 50% of the participants were not recipients of grants through the CDBG Public Service program. Focus group participants were asked to state what they saw as the most urgent current and future needs of the service population in question. An Office of Strategic

Planning staff person was present to record the information derived from the meeting. The focus group met for 2 hours.

NEEDS ASSESSMENT FINDINGS

1) Vulnerable Populations

- i) Homeless
 - 1) Addressing the needs of people who are homeless or at risk of homelessness
 - 2) Better ways to identify and count the homeless and near homeless community particularly those who are doubled up in apartments and living in cars
 - 3) More shelter beds
- ii) Disabled
 - 1) Service the needs of the disabled
 - 2) More housing services for disabled persons
 - 3) Providing the Disabilities Commission with more office support
 - (a) Currently without an office
- iii) Youth
 - 1) Service needs of youth
 - 2) More Programs and Activities
 - (a) After-school programs
 - (b) Safe havens for youth to gather (i.e. multi purpose center)
 - (c) Childcare for working low income families
 - 3) More asset based approach to youth services, giving youth a voice and the tools to be successful
 - (a) More opportunities to be successful
 - (b) The importance of involving youth in the City vision of its future
 - 4) Bringing in better resourced organizations to aid programs
- iv) Seniors
 - 1) Service the needs of seniors
 - 2) Develop more aging in place programs, cooperative programming
 - 3) Working to bring teens to work with elderly
 - (a) Program of working with teens to shovel streets for elderly, disabled.
 - 4) Distributing more funds to elderly services
- v) Newcomers to Somerville
 - 1) Need for translation services particularly at program sites
 - (a) Live translations particularly in demand
 - 2) Need for a shared language bank and more collaborations
 - (a) Re-evaluating program established by Tufts students
 - 3) Increasing transportation services to elderly non-English speakers

2) Housing

- i) Affordable Housing
 - 1) Lack of affordable housing
 - 2) More possibilities for subsistence payments
 - 3) Examining number of empty rental units
 - (a) Surveying seniors with unused rental units
- ii) Foreclosures
 - 1) More emergency services
 - 2) Plans for families at risk
 - 3) Increasing prevention/education programs

3) Community Building

- i) Develop a multi-generational vision for Somerville to enable groups to be productive
 - 1) Fostering community integration/inclusion approach for a vibrant life
- ii) Building a better sense of community
 - 1) Service needs of the whole community
 - 2) More integration of programs and building a sense of community including seniors, youth, etc.
 - 3) Increasing sense of civic duty
 - 4) Need for multi-purpose community facility
- iii) Building a safer environment for residents focused on community health
 - 1) Lowering obesity
 - 2) Improving pedestrian ways
 - 3) Improving air quality
- iv) The 3-1-1 Program
 - 1) Utilizing 3-1-1 by connecting it with more contacts in the City of Somerville
 - 2) Providing 3-1-1 with more information to frequently asked questions

4) Practices

- i) Funding and Implementation
 - 1) More collaborations as funds are shrinking
 - (a) Limited core funding makes it difficult to build connections
 - 2) Developing 'new ways' to identify revenue sources
 - 3) Looking into giving organizations a little more independence may provide savings
 - 4) Responding to the varied needs of increasing vulnerable population
 - (a) Best dollar practices to reach the most vulnerable and develop programming that is sustainable
- ii) Outreach
 - 1) Bringing more people together to work on common goals
 - (a) Decreasing competition
 - (b) Increasing cooperation

- iii) View problems in a macro vision context
 - 1) Setting priorities
 - 2) Figuring out how we can fix them
 - 3) Categorizing needs to see them and address how to fund them better.
 - (a) Placing like needs together to improve cooperation
 - 4) Develop forward thinking programs rather than reactive programs
 - 5) Continuing this conversation

CONCLUSION

In conclusion, the focus group recognizes that Somerville is made up of a diverse group of residents with many challenges and special populations but the group feels that rather than prioritizing the needs of various vulnerable populations we should use CDBG Public Service funds to build community initiatives, to engage diverse residents in positive involvement with their neighborhoods and input into the policies and practices of the city. The focus group would recommend using the limited CDBG funds for sustainable programs and collaborative initiatives.

There are three main themes addressed by the Focus Group:

Taking a proactive approach towards the expected changes in Somerville and increase the collaboration among its organizations. The Focus Group understands Somerville faces similar issues annually, and wishes to evaluate its strategies addressing them to improve its responses.

Affordable housing and gentrification. The Focus Group is concerned with the increasing cost to live in Somerville. It is concerned that its vulnerable populations are increasingly at risk of being forced out, or forgotten about under a new influx of more affluent residents. It is weary of the prospect of gentrification eroding Somerville's diversity.

The wish to promote different demographics of the community to engage with one another, so all groups can learn and benefit from each other. The Focus Group believes an intergenerational philosophy integrated into all aspects of the city can foster civic involvement and a stronger sense of community.

XI. Historic Preservation Focus Group Notes

Tuesday, October 30, 2007

OSPCD Conference Room

7:00 – 9:00 PM.

ATTENDEES:

Tony Membrino – Prospect Hill resident

Jim McGinnis – Union Square resident, SOHO (Somerville Old House Organization)

Mimi Graney – Union Square Main Streets

Amy Bauman – Green Goat

Nancy Milnor – Somerville Central Library

Kevin Allen – Department of Conservation and Recreation Preservation Planner

Kellyann Binari

Garrett Laws

Jeff Meese

OUTLINE

1. Accomplishments

- a. Powderhouse
- b. Prospect Hill
- c. Milk Row Cemetery
- d. West Branch Library Restoration
- e. Bow Street
- f. Nathan Tufts Park

2. Programs

- a. Historic Districts
 - i. Example of Edgartown in Martha's Vineyard
- b. Restoring Union Square buildings to original heights
 - i. Used to be taxed based on height, led to owner neglect in lieu of being taxed
- c. Façade Guideline Programs
 - 1. Need for historically appropriate signage

3. Demographic Changes

- a. Devising Strategies to Work with Building Owners to Preserve Historical Buildings in Increasingly Popular Areas
- b. Increasing Accessibility to Historical Buildings
 - i. Continue to develop solutions to provide accessibility at historic buildings

- c. Importance of Planning Incremental Improvements
 - i. Addressing gentrification pressures brought by Green Line extension
 - 1. Working to help businesses that want to stay preserve their buildings
 - 2. Try to avoid wholesale displacement of existing businesses
 - ii. Main Street programs are valuable tool in promoting preservation

4. Resources

- a. Distribution of CDBG Funds
 - i. Need to focus funding in solely CDBG eligible areas
 - 1. Concern that CDBG funds are not all completely going to CDBG eligible areas
 - ii. Need to Increase Historic Preservation Staff
- b. Limitations of CDBG Funds
 - i. Funds do not cover maintenance
 - ii. Majority of funds goes to Housing
- c. Incentives to Increase Historic Preservation
 - i. Increasing awareness of benefits of historic preservation
 - ii. Increasing access to people/firms specializing in historical preservation
 - iii. Historical Tax credits
- d. Increasing Public Private Partnerships
 - i. Example of how developer added mansard roof to make project feasible while restoring property to original form

5. Targets

- a. Properties for Improvements
 - i. West Branch Library ADA compliance
 - ii. Prospect Hill Tower
 - iii. Union Civil War Monument
 - iv. Granite Markers
- b. Historical Designation
 - i. Need to preserve historic buildings which City is mulling to sell
 - 1. City should not resort to selling historic buildings to balance budget

XII. Public Legal Notice

LEGAL NOTICE

CITY OF SOMERVILLE OFFICE OF STRATEGIC PLANNING AND COMMUNITY DEVELOPMENT

Consolidated Plan for 2008-2013 and One Year Action Plan for 2008

Pursuant to 24 CFR 91.100 and 91.105, The Mayor's Office of Strategic Planning & Community Development (OSPCD) will be holding three public hearings to begin development of the HUD Five Year Consolidated Plan for 2008-2013 and the HUD One Year Action Plan for 2008. In an effort to gain increased input from the residents of Somerville, these public hearings will be held at the Capuano Early Childhood Center (150 Glenn Street, in the cafeteria) at 7:00 p.m. on Thursday, October 11, 2007; at the Argenziano School (290 Washington Street, in the cafeteria) at 7:00 p.m. on Monday, October 15, 2007; and at the West Somerville Neighborhood School (177 Powderhouse Boulevard, in the cafeteria) at 7:00 p.m. on Tuesday, October 16, 2007. The purpose of the public hearings is to receive input from the community on priorities and needs for community development, public service, and housing programs to be included in the Five Year Consolidated Plan for 2008-2013 (April 1, 2008 – March 31, 2013), as well as program activities and priorities for the 2008 One Year Action Plan (April 1, 2008 through March 31, 2009).

Accommodations for persons with disabilities, as well as translation services are available. Requests for accommodations must be made by the close of business on Thursday, October 4, 2007 by contacting Carlene Campbell at 617-625-6600 x3303; (voice) or 617-666-4426 (fax). General questions or requests for translation services should be made by the close of business Thursday, October 4, 2007 by contacting Mark Friedman at the Office of Strategic Planning and Community Development (OSPCD) at 617-625-6600 x2539.

Joseph A. Curtatone
Mayor

XIII. Contact List

- AHOC
 Arlington
 Boys & Girls' Club of Medford and Somerville
 C.A.A.S.
 C.A.S.C.A.P. Inc.
 C.A.S.P.A.R.
 Cambridge and Somerville Legal Services (GBLS)
 Cambridge Health Alliance
 Cambridge Public Health Commission
 Cataldo Ambulance Services
 Catholic Charities
 Center Teen Empowerment
 Child Care Resource Center
 City of Boston Department of Neighborhood Development
 City of Cambridge Community Development Department
 City of Malden Engineering Planning/Waterworks Department
 City of Medford Office of Community Development
 Clarendon Towers Tenant Association
 Community Action Agency of Somerville
 Community Action Programs
 Concilio Hispano de Cambridge
 Cooperative of Human Services
 Council for Children
 DARBI
 East Somerville Latin Streets
 Elizabeth Peabody House
 Ethnic Arts Center of Somerville
 Families in Need (FIN)
 Family to Family
 Greater Boston Legal Service
 Greater Boston Rehabilitation
 Groundwork Somerville
 Guidance Center Inc.
 Haitian Coalition
 Health Care for the Homeless
 Just a Start Corp.
 MA Area Planning Council
 MA Dept of Conservation & Recreation (D.C.R.)
 Mass Highway Dept.
 Somerville Homeless Coalition
 Somerville Hospital
 Somerville Housing Authority
 Somerville Human Rights Commission
 Massachusetts Alliance of Portuguese Speakers (MA.P.S.)
 Massachusetts Planning Organization
 Mayor's Office Human Services
 Medford Consumers Commission
 Mystic Learning Center
 Mystic River Watershed Association
 Mystic Tenant Association
 North Charles Impact
 North Charles Mental Health
 On the Rise
 Peace Games
 Professional Ambulance Service
 Project Soup
 Public Safety Commission
 Respond Inc.
 Salvation Army Shelter
 SCALE
 SCM Community Transport
 Shape Up Somerville
 Shelter Inc.
 Shepherd's Center of Cambridge-Somerville
 Somerville Affordable Housing Trust
 Somerville Art Council
 Somerville Bicycle Advisory Committee
 Somerville Board of Health
 Somerville Boxing Club
 Somerville Cares About Prevention (SCAP)
 Somerville Chamber of Commerce
 Somerville Community Corporation
 Somerville Community Partnership
 Somerville Community Schools
 Somerville Conservation Commission
 Somerville Council on Aging
 Somerville Dept of Public Works
 Somerville Disability Commission
 Somerville Fire Department
 Somerville Garden Club
 Somerville Hispanic Association & Community Development
 Somerville Historic Preservation Committee
 Somerville Mental Health
 Somerville Office of Environmental Protection
 Somerville Police Department
 Somerville Public Girls Basketball

Somerville Public Schools
Somerville Recreation Dept
Somerville Visiting Nurses
Somerville Volunteer Corps
Somerville YMCA
Somerville Youth Program
Special Olympics
State of Massachusetts
Tenant Opportunities Program
The Family Center Inc.
The Growing Center
The Learning Center
Transition House
Tufts University
Union Square Main Streets
United Methodist College Avenue
Walnut Street Center
Wayside Youth and Family Network
Welcome Project
Women's Support Empower Transition Hse
Young Somerville Group
Youth Advocacy Project

XIV. Written Public Comment

To: Mayor's Office for Strategic Planning and Community Development
FROM: Mimi Graney, Executive Director, Union Square Main Streets
RE: City of Somerville 5-Year HUD Consolidated Plan
DATE: October 19, 2007

USMS encourages ongoing focus on economic development by the City of Somerville within the 5-year HUD Consolidated Plan. We welcome additional opportunities to contribute to the planning process. As part of our comments we submit the following notes.

The need:

- Somerville has small commercial tax base. Per square mile Somerville has less than a quarter of the commercial property values of Cambridge. Cambridge has \$1,282,009,704 in business property value per square mile compared to Somerville at \$299,548,496.
- This small base causes Somerville heavily reliance on residential sector for tax revenue. In Cambridge, 37% of revenue is from residential taxes while in Somerville 86% is obtained from residential properties.
- Somerville is heavily dependent on State Aid and is among the top ten cities and towns receiving this funding. State aid is 33% of Somerville's income compared to just 9% in Cambridge.
- Commercial districts like Union Square have significant growth potential. Union Sq is 93% of the area of Davis Square yet generates only 40% of the tax revenue for the city.
- There is support for economic development. From the City of Somerville's own survey 2006 SomerStat survey shows more than half of residents think the city should do more to spur economic development. 86% say the arts are important to Somerville's economy, identity and sense of community.
- Economic development initiatives in commercial districts are showing success and deserve support. The Union Square Farmers Market has demonstrated a half million dollar economic impact each year. ArtsUnion demonstrated an economic impact of \$323,117 in its first year alone.

Union Square Main Streets is focusing our energies in four key areas and recommends the City's support: Properties/Process/Pedestrians/People

Properties: Encourage new growth – increase tax base, mixed use development with offices and residential to support street level retail and restaurant/entertainment, historically appropriate in-fill/re-use of under-utilized properties

- Zoning changes for Union Square should foster mixed use, transit-oriented development.
- Consider larger scale development for the eastern side of Union Square that draws together smaller, under-utilized parcels and remediates the area's brownfields. Enable recruitment of larger commercial businesses to leverage smaller scale development in the rest of the square in already existing smaller commercial spaces.
- Catalyze historically appropriate infill development throughout Union Square by lowering onerous regulations that are barriers to development.
- Enable opportunities for historic property tax credits and local oversight through creation of local historic district.
- Ease barriers for development by streamlining permitting process for new businesses.
- Review storefront program to make the program easier to access. Consider contracting with Main Streets to administer the program in their districts. Create program with small grants to improve commercial signage, install awnings, remove exterior steel window grates, improve window displays.

People:

Immigrants are more likely to entrepreneurs than native-born residents and nationwide are engines for economic growth. Immigrant businesses help to create a unique neighborhood character and make commercial districts a destination. Currently "ethnic" businesses make up approximately 50% of the businesses in Union Square. Therefore put particular focus on developing immigrant workforce.

- Address language needs of immigrants. Support for ESOL and adult education to train these employees. In Massachusetts immigrant workforce has doubled as the share of immigrants increased from 8.8% in 1980 to 17% in 2004. One in four of these immigrants have limited English skills. This has a significant impact on household earnings -- immigrants who speak English at home earn 2 ½ times as much as immigrants who speak another language at home.

Leverage Somerville's place as an immigrant city. In Union Square 36% of the population is foreign born. Increasingly the immigrants are Brazilian. Statewide, currently 1 in 5 immigrants are from Brazil. Somerville has an advantage with a high number of established businesses serving this immigrant community. These experienced entrepreneurs provide a bridge for Portuguese speaking new arrivals seeking to start businesses or job opportunities.

- Conduct specific outreach and support for immigrant entrepreneurs through commercial incubators and other support programs.

- Look at marketing of Somerville as an international city with businesses serving immigrant shopping and service needs.
- Assist current businesses through re-location assistance, purchase of commercial properties, and/or loan programs.

Pedestrians:

- Make streetscape improvements on commercial corridors such as along Somerville Avenue, Prospect Street and Washington to foster pedestrian traffic to and from business centers. Create a positive experience at these vital gateways to the central business district and to become engines for economic development in their own right.
- Develop our streets as “Universal Streets”, accessible for vehicles, bicycles and pedestrians. Make Union Square a more pedestrian friendly neighborhood by easing the burden of truck traffic, creating bicycle amenities
- Foster the development of the Green Line Extension and Community Corridor as they will significantly increase economic viability of commercial districts
- Recognize the streetscape as Somerville’s most bountiful open space. Continue and expand elements such as benches, trees, bus shelters, plantings to enable these areas to best serve the community.
- Limit pass-through truck traffic to eliminate negative effects of emissions, high sound levels, wear on infrastructure and design that restricts pedestrian access.

Process:

- Engage Somerville residents and businesses in economic development, traffic/streetscape, and other decision making through outreach, education and planning.

APPLICATION FOR
FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED December 13, 2007	Applicant Identifier
Pre-application		3. DATE RECEIVED BY STATE	State Application Identifier
Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input checked="" type="checkbox"/> Non-Construction		B-07-MC-25-0022	

5. APPLICANT INFORMATION

Legal Name City of Somerville	Organizational Unit Department Office of Strategic Planning & Community Development
Organizational DUNS 061054693	Division
Address Street 93 Highland Avenue	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix Mr First Name Mark Middle Name A Last Name Friedman Suffix
City Somerville	
County Middlesex	
State MA	Zip Code 02143
Country United States of America	Email mfriedman@ci.somerville.ma.us

6. EMPLOYER IDENTIFICATION NUMBER (EIN)

04-6001414

Phone Number (give area code) 617 625 6600 ext. 2539	Fax Number (give area code) 617 625 0722
---	---

8. TYPE OF APPLICATION:

☒ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters)

Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)

C. - Municipal

Other (specify)

9. NAME OF FEDERAL AGENCY:

US Department of HUD - CPD

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

14-232

TITLE (Name of Program)
Community Development Block Grant

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

Community Development Block Grant Projects in the City of Somerville, MA

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.)

Somerville, MA

13. PROPOSED PROJECT

Start Date 04/01/2008	Ending Date 3/31/2009
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14. CONGRESSIONAL DISTRICTS OF:

a. Applicant Eighth	b. Project Eighth
------------------------	----------------------

15. ESTIMATED FUNDING:

a. Federal	\$	2,950,127
b. Applicant	\$	
c. State	\$	844,066
d. Local	\$	
e. Other	\$	300,000
f. Program Income	\$	1,182,668
g. TOTAL	\$	5,277,061

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes ☐ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE

b. No ☒ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED

a. Authorized Representative

Prefix
Mr
First Name
Joseph

Last Name
Curtatone

b. Title
Mayor

c. Signature of Authorized Representative

Middle Name
A

Suffix

c. Telephone Number (give area code)
617 625 6600

e. Date Signed
12/13/2007

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED December 13, 2007	Applicant Identifier	
Pre-application Construction Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier	
5. APPLICANT INFORMATION		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier M-07-MC-25-0027	
Legal Name City of Somerville		Organizational Unit Department Office of Strategic Planning & Community Development		
Organizational DUNS 061054693		Division		
Address Street 93 Highland Avenue		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City Somerville		Prefix Mr	First Name Mark	
County Middlesex		Middle Name A		
State MA		Last Name Friedman		
Zip Code 02143	Suffix			
Country United States of America		Email mfriedman@ci.somerville.ma.us		
6. EMPLOYER IDENTIFICATION NUMBER (EIN) 04-6001414		Phone Number (give area code) 617 625 6600 ext. 2539	Fax Number (give area code) 617 625 0722	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters) Other (specify) <input type="checkbox"/> <input type="checkbox"/>		7. TYPE OF APPLICANT: (See back of form for Application Types) C - Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program) HOME Grant		9. NAME OF FEDERAL AGENCY: US Department of HUD - CPD		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.) Somerville, MA		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: HOME funded Projects in the City of Somerville, MA		
13. PROPOSED PROJECT Start Date 04/01/2008 Ending Date 3/31/2009		14. CONGRESSIONAL DISTRICTS OF: a Applicant Fifth b Project Eighth		
15. ESTIMATED FUNDING: a Federal \$ 895,360 b Applicant \$ c State \$ d Local \$ e Other \$ f Program Income \$ 100,000 g TOTAL \$ 995,360		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a Yes <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE b No <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation <input checked="" type="checkbox"/> No		
a. Authorized Representative Prefix Mr First Name Joseph Last Name Curtatone		Middle Name A Suffix		
b. Title Mayor		c. Telephone Number (give area code) 617 625 6600		
d. Signature of Authorized Representative		e. Date Signed 12/13/2007		

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED December 13, 2007		Applicant Identifier	
		3. DATE RECEIVED BY STATE		State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY		Federal Identifier		S-07-MC-25-0022	

5. APPLICANT INFORMATION																							
Legal Name:		Organizational Unit:																					
City of Somerville		Department: Office of Strategic Planning & Community Development																					
Organizational DUNS: 061054693		Division:																					
Address:		Name and telephone number of person to be contacted on matters involving this application (give area code)																					
Street: 93 Highland Avenue		Prefix: Mr.																					
City: Somerville		First Name: Mark																					
County: Middlesex		Middle Name A.																					
State: MA		Last Name Friedman																					
Zip Code 02143		Suffix:																					
Country: United States of America		Email: mfriedman@ci.somerville.ma.us																					
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="border: 1px solid black; padding: 2px; display: inline-block;">04-6001414</div>																							
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT: (See back of form for Application Types) C. - Municipal Other (specify)																					
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <div style="border: 1px solid black; padding: 2px; display: inline-block;">14-231</div>		9. NAME OF FEDERAL AGENCY: US Department of HUD - CPD																					
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Somerville, MA		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Emergency Shelter Grant Project in the City of Somerville, MA																					
13. PROPOSED PROJECT Start Date: 04/01/2008 Ending Date: 3/31/2009		14. CONGRESSIONAL DISTRICTS OF: a. Applicant Eighth b. Project Eighth																					
15. ESTIMATED FUNDING: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>a. Federal</td> <td>\$</td> <td style="text-align: right;">127,121.00</td> </tr> <tr> <td>b. Applicant</td> <td>\$</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>c. State</td> <td>\$</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>d. Local</td> <td>\$</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>e. Other</td> <td>\$</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>f. Program Income</td> <td>\$</td> <td style="text-align: right;">.00</td> </tr> <tr> <td>g. TOTAL</td> <td>\$</td> <td style="text-align: right;">127,121.00</td> </tr> </table>		a. Federal	\$	127,121.00	b. Applicant	\$.00	c. State	\$.00	d. Local	\$.00	e. Other	\$.00	f. Program Income	\$.00	g. TOTAL	\$	127,121.00	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
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d. Local	\$.00																					
e. Other	\$.00																					
f. Program Income	\$.00																					
g. TOTAL	\$	127,121.00																					
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a. Authorized Representative																							
Prefix Mr.		Middle Name A.																					
Last Name Curtatone		Suffix																					
b. Title Mayor		c. Telephone Number (give area code) 617 625 6600																					
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